



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

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October 17, 2019

TO: Historical Landmarks and Records Commission
Stephen J. Sass, Chair
Benjamin J. Kahle, Commissioner
Yolanda Duarte-White, Commissioner
Mark F. Lucas, Commissioner
Edward R. Bosley, Commissioner

FROM: Dean Edwards, Department of Regional Planning 

OCTOBER 25, 2019 HLRC MEETING
PROJECT NO. 2019-002653-(2), CASE NO. RPPL2019004756
CHESTER WASHINGTON GOLF COURSE LANDMARK DESIGNATION
1818 CHARLIE SIFFORD DRIVE, UNINCORPORATED COMMUNITY OF WEST
ATHENS – WESTMONT

Attached please find the staff report for the above referenced case. This memo and the accompanying draft resolution serve as the report of the Director of the County Department of Regional Planning ("DRP") to the Historical Landmarks and Records Commission ("HLRC") pursuant to Los Angeles County Code ("County Code") Section 22.124.090.A.2.

Background

Sapphos Environmental, Inc. ("Sapphos") prepared a Historical Resource Evaluation of the Chester Washington Golf Course (the "Property") dated March 2018, for the Los Angeles County Department of Parks and Recreation. DRP staff and their historic preservation consultant, ASM Affiliates, Inc. ("ASM"), inspected the property on April 8, 2019. In ASM's peer-review letter dated April 26, 2019, ASM determined that Sapphos' evaluation was inadequate as to the identification of themes of significance and character-defining features of the property. On September 9, 2019, ASM submitted a letter evaluating the property's ability to meet the criteria for a landmark designation pursuant to County Code Section 22.124.130. Also, on September 9, 2019, ASM submitted recommendations for work and landscape management. Those documents are attached to this memo.

Recommended Motion

DRP staff concurs with ASM's determination that the property meets the criteria for landmark designation and recommends the following motion for HLRC's consideration:

That the Historical Landmarks and Records Commission adopt a resolution recommending that the County Board of Supervisors designate the County-owned Chester Washington Golf Course, located at 1818 Charlie Sifford Drive in the unincorporated community of West Athens – Westmont, as a County landmark pursuant to section 22.124 of the County Code, and find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31).

Questions or comments regarding this memo may be directed to Dean Edwards at dedwards@planning.lacounty.gov or (213) 974-0087.

BD:DE

c: Executive Officer-Clerk of the Board of Supervisors

Attachments:

- A. Draft Resolution
- B. Vicinity Map
- C. Site Plan
- D. Sapphos' Historical Resource Evaluation, March 2018
- E. ASM Affiliates' Letter (Peer Review), April 26, 2019
- F. ASM Affiliates' Letter (Evaluation), September 9, 2019
- G. ASM Affiliates' Character-Defining Features of Contributing Elements (Work Recommendations), September 9, 2019
- H. ASM Affiliates' Management Recommendations (Landscape Management Recommendations), September 9, 2019

ATTACHMENT A
Draft Resolution

**DRAFT RESOLUTION
COUNTY OF LOS ANGELES
HISTORICAL LANDMARKS AND RECORDS COMMISSION
RECOMMENDATION ON THE DESIGNATION OF A PROPERTY AS A
LOS ANGELES COUNTY HISTORIC LANDMARK
CHESTER WASHINGTON GOLF COURSE
PROJECT NO. 2019-002653-(2)
CASE NO. RPPL2019004756**

WHEREAS, the Historical Landmarks and Records Commission (hereinafter, the "Commission") of the County of Los Angeles (hereinafter, the "County") conducted a duly noticed public hearing on a nomination application to designate the Chester Washington Golf Course, located at 1818 Charlie Sifford Drive in the unincorporated community of West Athens – Westmont within the Second Supervisorial District (the "Golf Course"), a County Landmark (Project No. 2019-002653(2) pursuant to Part 28 of Chapter 22.124 of the Los Angeles County Code (hereinafter, the "County Code") on October 25, 2019;

WHEREAS, the Commission duly considered all facts and records presented on the nomination, including a report from the Director of the County Department of Regional Planning (the "Director") and any and all public comment and testimony; and

WHEREAS, the Commission makes the following finding on the nomination:

1. The County Department of Parks and Recreation ("Parks and Rec") filed the landmark nomination application for the Golf Course on March 14, 2019.
2. The boundaries of the Golf Course follow the combined parcel lines of Assessor's Parcel Numbers 4057-032-900 and 4057-032-901.
3. The Golf Course is an approximately 125-acre public golf course that includes fairways, greens, a parking area, hardscaping, a picnic area, 9 buildings (16,669 sq. ft. clubhouse, 4,270 sq. ft. pro shop, 128 sq. ft. storage shed, 4,418 sq. ft. maintenance shed, 1,189 and 1,442 sq. ft. comfort stations, 1,142 sq. ft. concession stand, 110 sq. ft. well house, and 691 sq. ft. pump house), and 3 structures (plaque dedicated to African-American pro-golfer Charlie Sifford, bridges, and gazebo). Landscape treatments, including lawn areas, shrubs, ornamental trees (some mature) and three man-made lakes comprise roughly 90 percent (112 acres) of the golf course.
4. The Golf Course was designed by John Duncan Dunn in the 1920s. Construction on the facility began in 1926 and it opened March 11, 1928. The County acquired the property in 1954 to prevent its subdivision. Previously known as the Western Avenue Golf Course, the facility was renamed in honor of the African-American newspaper publisher, Chester L. Washington, in 1982.
5. Pursuant to Section 22.124.070.A of the County Code the Golf Course is a historic site that is more than 50 years old, satisfies one or more significance criteria and therefore may be designated as a landmark.
6. Contributing elements are those elements on the site that have characteristics and features that relate to the historic context and historic significance of the proposed landmark. The site's six contributing elements are the:

- a. Landscape and Course: Layout, flow, length, width, tees, greens, bunkers, and hazards of the holes define the design of a golf course. The course has changed significantly over time, including a major reconfiguration in 1962. The landscaping includes plantings and hardscape associated with buildings and structures as well as the course itself. Landscape treatments include lawn areas, shrubs, ornamental trees, and three man-made lakes. Mature trees are found throughout the grounds, including Deodar cedar, pine, peppertrees, and eucalyptus. These trees are complemented by grassy fields and areas planted with non-native shrubs. A streambed with riparian vegetation traverses the property from northeast to southwest.
 - b. Clubhouse: The single-story clubhouse, built in 1965, is a Mid-Century Modern–style building that was designed by architects Nielsen-Moffatt and Wolverton, a firm responsible for several Los Angeles-area hospitals, medical centers, and post offices built in the 1950s. Recent alterations at the primary façade are obvious but appear to be limited to replacement or covering of original exterior materials.
 - c. Pro Shop: The Pro Shop, originally the clubhouse for the course, was constructed around 1956. The building is located immediately south of the current Clubhouse. Designed by County engineers, the Pro Shop is a single-story modest building housing a retail shop and offices.
 - d. Bridge: The Bridge is the only remaining bridge of six added in the 1960s, when the golf course was redesigned by County engineers. The bridge is constructed of concrete with minimal metal pipe railings that cantilever outward slightly at the top and curve away from the pathway at each end.
 - e. Comfort Station No. 2: Comfort Station No. 2 was constructed in 1957 in a Mid-Century-Modern architectural style and is located mid-course, near the Concession Stand. It was likely designed by H. L. Architects, along with the Concession Stand. The single-story building has a rectangular plan and a low-pitched front-gabled roof with clerestory openings in the gables and exposed rafter tails. It is constructed of concrete masonry blocks, with a few units slightly projecting from the exterior wall to add texture and simulate quoins.
 - f. Concession Stand: The Concession Stand was constructed in 1957 and designed by H. L. Architects in a Mid-Century-Modern architectural style. The single-story building is constructed of concrete masonry blocks, with a few units slightly projecting from the exterior wall near the corners to add texture and simulate quoins. It has a square plan and a slightly pitched parallelogram-shaped shed roof that is rotated 45 degrees from the corners of the building. The projecting corners of the roof are cantilevered over the building and supported with exposed wood beams.
7. Pursuant to County Code Section 22.14.080, character-defining features are defined as “the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of an historic resource that must be retained to preserve that character.” The contributing elements’ character-defining features are identified on the attached Work Guidelines.
 8. Pursuant to Section 22.124.070.A.1 of the County Code, the property satisfies significance criterion, as “it is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or

community in which it is located.” The Golf Course has historical significance as the site of important political and cultural events in the history of African-American golfers. It was the first major golf course to be integrated in the County, and events at the site led to the integration of all County-owned golf courses and the addition of a nondiscrimination clause to County facility contracts with concessionaires. Applicable themes of significance are African-American Social History and African-American Civil Rights in Los Angeles County.

9. Pursuant to Section 22.124.070.A.1 of the County Code, the Golf Course is associated with following event that made a significant contribution to the broad patterns of the history of the County. In 1955, African-American civil-rights activist and golfer, Maggie Hathaway, applied for membership to the Golf Course’s all-Caucasian Women’s Golf Club, which rejected her application. Hathaway brought the matter to the attention of then Supervisor Kenneth Hahn arguing that the club was not allowed to discriminate based on race while playing on County-owned land, which she and other minorities paid taxes to help maintain. Supervisor Hahn agreed, banned the club from the course, and extended the ban throughout the County, forcing golf associations to diversify and admit African-American golfers. Subsequently, notable African-American golfers began to play at the course, including Charles “Charlie” Sifford, Ted Rhodes and Joe Louis.
10. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities: location, design, setting, materials, workmanship, feeling and association. The Golf Course retains the relevant aspects of integrity for a property important for association with historical events, specifically integrity of location, setting, materials, feeling, and association, which are critical aspects for this type of historical resource. Although there have been some alterations to materials, specifically alterations to the Club House, the majority of the contributing elements of the property have not experienced significant changes in materials or design. As such, those alterations do not diminish the integrity of the resources to the extent that the site no longer conveys its historical associations.
11. The National Park Service defines period of significance as “the span of time during which significant events and activities occurred” associated with the historic site. The period of significance for the potential historic site is 1955-1969, beginning when African-American golfers began efforts to integrate the club and ending in 1969, following National Park Service guidance that 50 years from the present should be the end of the period of significance when activities continue to have importance and no more specific date can be defined.
12. Pursuant to County Code Section 22.124.130, work, as defined in County Code Section 22.14.080, impacting character-defining features shall be consistent with the attached Work Guidelines. At the request of Parks and Rec, the Director shall assist Parks and Rec to determine whether proposed work on the landmark is consistent with its landmark designation.
13. Pursuant to County Code Section 22.124.090.A, the County as the property owner is also the applicant, and thereby consents to the landmark designation.
14. Pursuant to the provision of County Code Section 22.52.3190, the County was notified of the public hearing and the subject property was posted with a public hearing notice sign.
15. No comments were received from the public prior to the public hearing regarding the proposed historic landmark designation.

NOW, THEREFORE, BE IT RESOLVED THAT, the Historical Landmarks and Records Commission recommends that the Board of Supervisors of the County of Los Angeles:

1. Find that the designation of the Chester Washington Golf Course as a Historic Landmark is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation–Class 31) and
2. Adopt a resolution designating the Chester Washington Golf Course located at 1818 Charlie Sifford Drive in the unincorporated community of West Athens – Westmont, as a Los Angeles County Historic Landmark.

DRAFT

I hereby certify that the foregoing Resolution was adopted by a majority of the voting members of the Historical Landmarks and Records Commission on October 25, 2019.

Chair Stephen Sass
Historical Landmarks and Records Commission
County of Los Angeles

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Roland Trinh, Deputy County Counsel
Property Division

VOTES

Yes:
No:
Abstain:
Absent:

Attachment: Work Guidelines

BD:DE

WORK GUIDELINES
LOS ANGELES COUNTY HISTORIC LANDMARK
CHESTER WASHINGTON GOLF COURSE
PROJECT NO. 2019-002653-(2)
CASE NO. RPPL2019004756

This document identifies the character-defining features of Chester Washington Golf Course's contributing elements, which are described in the resolution, and guidelines for future work on those features. To maintain the property's historical integrity, character-defining features should be retained during any work (with exceptions noted).

Contributing Elements	Character-defining Features	Work Guidelines
Landscape and Course	Sand Bunkers (Figure 1)	Any elimination of bunkers should be compensated in-kind (materials, form, and size) by the addition of comparable new bunkers. Reconfiguration or redesign of bunkers is allowable if the course is re-designed by a professional golf course architect in the future. The color of the sand is a character-defining feature of a bunker that should be retained.
Landscape and Course	Circulation pattern, including cart paths and bridges.	Some alterations are allowable as long as general routes are maintained. Alterations should be made only under the supervision of a professional golf course architect.
Landscape and Course	Water Features: three interconnected man-made lakes with straight stone masonry edges and a stream. (Figures 2-4)	Some alterations are allowable as long as location and size are retained. See Landscape Management Recommendations.
Landscape and Course	Berms and Hills	Some alterations are allowable as long as general topography is retained. Alterations should be made only under the supervision of a professional golf course architect.
Landscape and Course	Lawns, fairways, greens, and other turf located throughout the course.	Lawns, fairways, greens, and other turf should be closely cut. Allowable alterations include replacement of some lawns with low-maintenance and low-water landscaping for purposes of sustainability. See Landscape Management Recommendations.
Landscape and Course	Trees, especially mature trees and those that define the space and boundaries between holes (Figures 5-7).	Allowable alterations include replacement of dying trees and pruning of overgrown vegetation. Species of non-mature trees or mature dying trees can be replaced if the new species mimics the characteristics of the original species and design intent. See Landscape Management Recommendations.
Landscape and Course	Views (Figure 8)	Views within the course, particularly between holes, should be maintained.
Landscape and Course	Open Space (Figure 9)	Open space of the course should be maintained by avoiding the addition of fences, buildings, and structures, or by reducing the acreage of the playable areas of the course.

Contributing Elements	Character-defining Features	Work Guidelines
Clubhouse	<ul style="list-style-type: none"> • Distinctive C-shaped plan (Figures 10 and 11). • A nearly flat roof with a deep cantilevered overhang. • Floor-to-ceiling glass at the concave façade. • Sections of the building marked by regularly spaced simple stucco-covered vertical walls extending from the exterior wall to the edge of the cantilevered roof (Figure 12). • A prominent porte-cochère at the primary entrance (Figure 13) • Signage consisting of individual geometrical letters attached to the front pylon of the porte-cochère (Figure 14). • Smooth stucco exterior cladding. • Patio with curved pony wall north of primary entrance. (Figure 25) • Patio with concrete-block screen south of primary entrance. (Figures 26 and 27) 	<p>Alterations to contributing buildings and structures should comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (Standards). To ensure compliance with the Standards, it is recommended that the proposed alterations be reviewed by a preservation professional who meets the Professional Qualification Standards of the Secretary of the Interior.</p>
Pro Shop	<ul style="list-style-type: none"> • L-shaped plan and domestic feel, evocative of a Ranch-style house. • Low-pitched cross-gabled roof (Figures 15 and 16). • Wood siding (Figure 17). • Casement windows. 	
Bridge (Figure 18)	<ul style="list-style-type: none"> • The concrete deck. • Metal railing form. • The bridge’s connection with the golf cart pathway. 	
Comfort Station No. 2 (Figures 19 & 20)	<ul style="list-style-type: none"> • Low pitched gabled roof. • Exposed rafter tails. • Clerestory openings at the gables. • Concrete blocks and their intentional decorative placement. 	
Concession Stand	<ul style="list-style-type: none"> • The unique form of the cantilevered roof. • Exposed rafter beams. • Concrete blocks with intentional decorative placement. 	

WORK GUIDELINES - FIGURES
LOS ANGELES COUNTY HISTORIC LANDMARK
CHESTER WASHINGTON GOLF COURSE
PROJECT NO. 2019-002653-(2)
CASE NO. RPPL2019004756



Figure 1. Aerial view of Chester Washington Golf Course, showing locations of paths and sand bunkers.



Figure 2. One of three interconnected lakes.



Figure 3. One of three interconnected lakes.



Figure 4. Bridge between two interconnected lakes.



Figure 5. Berms, lawns, and mature trees.



Figure 6. Naturalistic vegetation and grass.



Figure 7. Trees and vegetation lining stream.



Figure 8. Views across course between holes.



Figure 9. Typical open space throughout course.



Figure 10. The Clubhouse, concave façade.



Figure 11. View from the interior of the Clubhouse.



Figure 12. Vertical wall extensions at convex side of Clubhouse.



Figure 13. The porte-cochère at the primary entrance of the Clubhouse.



Figure 14. Signage at outside pylon of porte-cochère.



Figure 15. Pro Shop, view toward the primary entrance.



Figure 16. Pro Shop, showing side gable.



Figure 17. Exterior siding of Pro Shop.



Figure 18. Original bridge.



Figure 19. Comfort Station No. 2, entrance to women's restroom.



Figure 20. Comfort Station No. 2, entrance to men's restroom.



Figure 21. Concession Stand.



Figure 22. Concession Stand.



Figure 23. Concession Stand.



Figure 25. Patio with curved pony wall.



Figure 26. Patio with concrete-block screen.



Figure 27. Patio with concrete-block screen.

WORK GUIDELINES – LANDSCAPE MANAGEMENT RECOMMENDATIONS
LOS ANGELES COUNTY HISTORIC LANDMARK
CHESTER WASHINGTON GOLF COURSE
PROJECT NO. 2019-002653-(2)
CASE NO. RPPL2019004756

This document summarizes recommendations for managing the landscape at Chester Washington Golf Course.

1. Monitor and Control Invasive Vegetation

Plant species not present during the period of significance that are considered invasive could be avoided in future plantings in order to improve ecosystem health. For the invasive plant species not present during the period of significance, implementation of this management recommendation will not alter a character-defining feature of a contributing resource nor result in an adverse effect to the historic site. As this approach follows the recommendations of specimen plant management within a cultural landscape, implementation of this management recommendation will not result in an adverse effect to the historic site. Removal of invasive plant species that were present during the period of significance is also acceptable if the design intent of the plant is consistent; for example, if vegetation was intended to be a decorative ground cover, a plant with similar features is acceptable. If an invasive tree, planted to be part of the obstacles/playability of the course, is diseased, that tree may be replaced with a non-invasive tree with similar features that provides the same type of challenge to the course's playability.

2. Thin Overgrown Vegetation

Vegetation that becomes overgrown could be thinned without altering a character-defining feature of a contributing resource. The continued use of the golf course does not involve activities that will alter a character-defining feature of a contributing element to the potential historic site and is in keeping with the historic function of the site. As such, implementation of this management recommendation will not result in an adverse effect to the historic site.

3. Remove Excess or Dead Trees and Vegetation Debris

It is allowable to remove dead and/or dying plant material. Due to the nature of this particular historic property type, it is anticipated that plants will reach an end to their natural lifecycle and require removal or replacement to ensure health and vigorous plant specimens within the historic site (National Park Service 1992 Section D.2). As proposed, the removal of dead and/or dying plant material will not alter a character-defining feature of a contributing resource. As such, implementation of this management recommendation will not result in an adverse effect to the historic site.

4. Monitor Pond Edges and Water Quality

Monitoring pond edges is recommended to decrease erosion and the associated nutrient and sediment load entering the aquatic ecosystem (National Park Service 1992 Section D.2.B). Bank stabilization options include riprap and/or vegetation. Implementation of this management recommendation will serve to maintain a character-defining feature of these contributing resources. As such, the management recommendation will not result in an adverse effect to the historic site.

5. Sustainable Landscape Maintenance Practices

The landscape could be managed to promote water conservation. Conservation measures can be achieved by replacing specific areas of turf with drought-resistant landscaping and replacing vegetation on site with plants that are native to this local microclimate or are drought-tolerant/low water-use. The loss of areas of turf is allowable because it will not change the function of the course/playability and will serve to maintain remaining areas of turf by distributing irrigation and fertilization, and therefore will not result in an overall loss of character-defining features. To retain the design and feel of the course, all such modifications of the landscaping should be done only under the supervision of a Historical Landscape Architect who meets the Professional Qualification Standards of the Secretary of the Interior.

The irrigation system could be adjusted by evaluating the timing of watering needs, adjusting irrigation heads, using automatic timers as practicable, combining the multiple irrigation controllers into one centrally controlled system, and using mulches to reduce irrigation and conserve water.

Temporary ground disturbance to adjust the irrigation system will not result in a long-term change to the areas within the site that have historically been lawn; irrigation system improvements will result in better management of the lawn, greens, and turf and ensure the proper management of that character-defining feature of the landscape of the site. As such, implementation of this management recommendation will not alter a character-defining feature of a contributing resource nor result in an adverse effect to the site.

It is recommended to employ sustainable landscape maintenance practices, such as a reduction in irrigation, fertilizer applications, and mowing. Change is inherent to golf courses and landscapes, both because of the need to redesign courses from time to time to keep abreast of tastes and advances in golfing technology and because of the nature of vegetation to change.

ATTACHMENT B
Vicinity Map

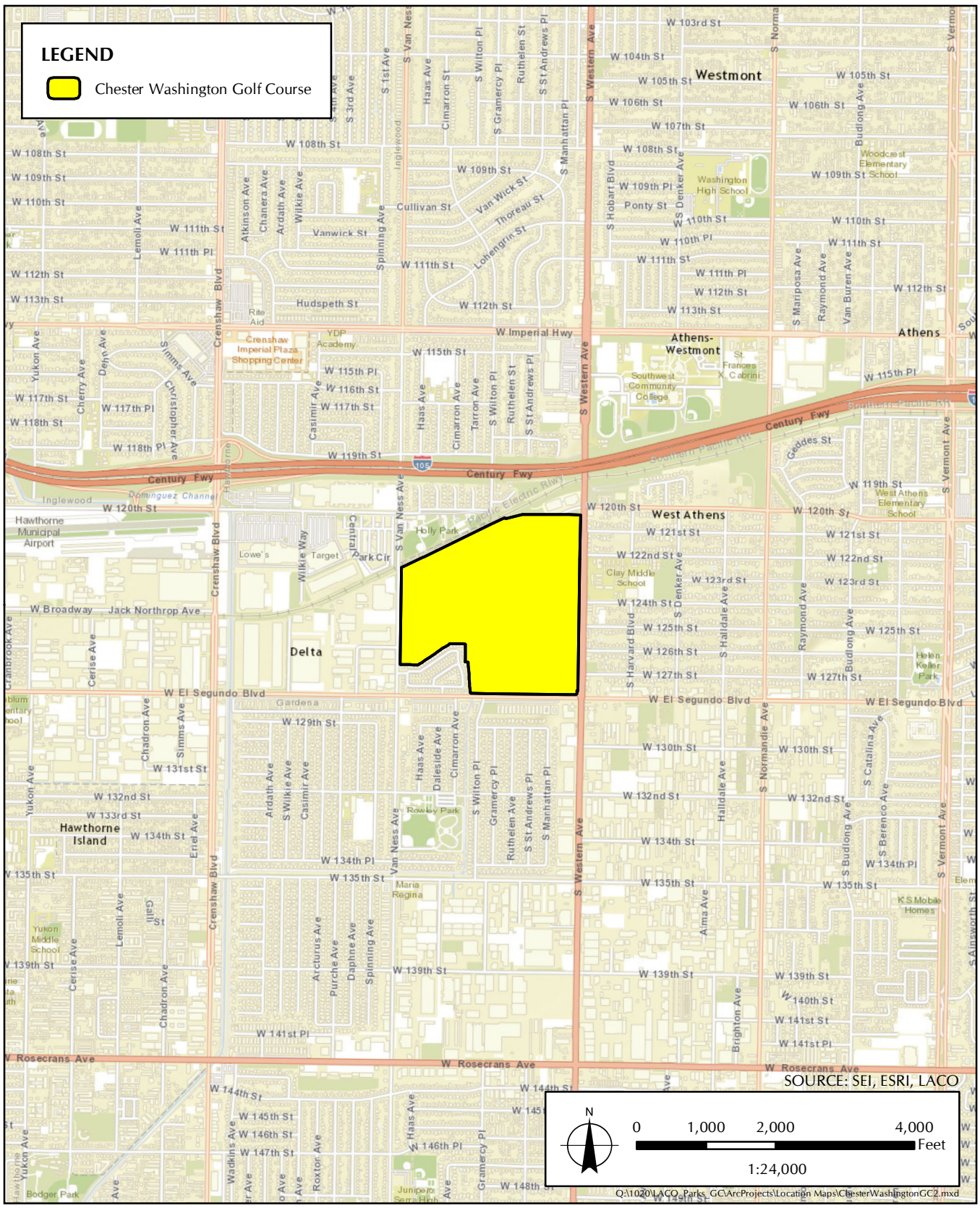


FIGURE 1

Regional Vicinity Map, Chester Washington Golf Course

ATTACHMENT C

Site Plan



FIGURE 3
Existing Conditions Map, Chester Washington Golf Course

ATTACHMENT D

Sapphos' Historical Resource Evaluation



Photo Credit: Sapphos Environmental, Inc. 2016

Historical Resource Evaluation for Chester Washington Golf Course

March 2018

Prepared for:
County of Los Angeles
Department of
Parks and Recreation

Prepared by:
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

EXECUTIVE SUMMARY

Sapphos Environmental, Inc. has determined that Chester Washington Golf Course and its structures meet the criteria to be treated as a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. The setting, buildings, and structures retain sufficient historic integrity and meet the criteria for listing in the California Register of Historical Resources (CRHR) and County of Los Angeles Register of Landmarks and Historic Districts (County Register) as a historic district for its association with the integration of golf courses pursuant to Criterion 1, and connection with African-American activists and golfers Maggie Hathaway, Charles Sifford, and Ted Rhodes pursuant to CRHR and County Register Criterion 2. Although named after newspaper magnate Chester Washington, he spent little time in the park; therefore, the park does not qualify pursuant to Criterion 2. The period of significance is from 1954 to 1967 when the golf course was constructed and notable African-American golfers were active at the site.

Chester Washington Golf Course is a property with exceptional historical significance as the site of an important political and cultural event in the history of the African-American golfers in the state of California. Originally named the La Avenida Golf Course, then-known as the Western Avenue Golf Course, the facility served as the first major golf facility to be integrated after racial discrimination. Previously hosting a Caucasian-only golf club, Western Avenue Golf Course was forced to diversify their golf course, opening it to minority players after the County of Los Angeles purchased it. The golf course later served as a base for many professional African-American golfers. The golf course was renamed in honor of newspaper magnate Chester L. Washington in 1982; Washington was important to the community but not active at the golf course. A number of incredibly notable African-American activists and golfers used Chester Washington Golf Course as a location to force social change. Maggie Hathaway, a noted civil rights advocate, brought attention to the Western Avenue Women's Golf Club when they rejected her bid for membership because she was black. Hathaway fought until the club was exiled from the golf course, formed her own minority golf club, and advocated for an integrated golf course. African-American golfers began to pour into the Western Avenue Golf Course, including notable African-American golfers such as Charles "Charlie" Sifford, Ted Rhodes, and Joe Louis. Many of these golfers were involved at the golf course during the height in their careers, and lauded the facility's inclusive atmosphere.

The determination was made by Sapphos Environmental, Inc. (Ms. Alexandra Madsen) who meets the Secretary of the Interior's *Professional Qualification Standards* for History and Architectural History. The determination was based on a review of published and unpublished literature and a site investigation in 2016. In addition to the significance evaluation, a review of the record search was conducted to ensure that any recorded archaeological sites within or near Chester Washington Golf Course were considered. One archaeological study has been conducted within the golf course boundaries. Six archaeological studies have been conducted exclusively within the 0.25-mile buffer zone. No archaeological resources, as defined in Section 21083.2 of the Public Resource Code, have been previously identified within the park boundaries or 0.25-mile buffer zone.

Although a record search was completed, a Phase I Pedestrian Survey to assess the presence or absence of archaeological resources was not completed. Generally, in existing developed golf courses, native soils will be several feet below grade due to prior excavation and grading activities that were conducted for constructing buildings and structures, irrigation, and landscaping. Projects that can be reviewed pursuant to a CEQA Categorical Exemption would not likely create an unusual circumstance with regard to archaeological resources unless a project requires grading and excavation of native soils not disturbed during construction, maintenance, and operation of the golf course. Any work that involves earth-moving activity in previously undisturbed native soils should be monitored by, at minimum, workers that have received cultural resource training pursuant to a cultural resources management plan and worker education and awareness program.



Western Avenue Golf Course, Later Renamed Chester Washington Golf Course (1965)
SOURCE: *Los Angeles County CEO Photo Unit, #33270, 1965*

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D County of Los Angeles Department of Parks and Recreation Sources

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SECTION 1.0 PROPOSED PROJECT

The County of Los Angeles Department of Parks and Recreation requested an evaluation of Chester Washington Golf Course to determine if this property qualifies for treatment as a historical resource as defined in Section 15064.5(a) the California Environmental Quality Act (CEQA) Guidelines. This evaluation will be used to inform advance planning, planning and design, and ongoing operation and maintenance activities at Chester Washington Golf Course. At the time of preparation of this report in 2017, there were no specific capital improvements under consideration for the facility.

SECTION 2.0

LOCATION

Chester Washington Golf Course is located in West Athens, a census-designated place within the City of Los Angeles in Los Angeles County, California. Chester Washington Golf Course is located in the Second Supervisorial District of Los Angeles County, approximately 14 miles south of the Los Angeles Civic Center (Figure 1, *Regional Vicinity Map, Chester Washington Golf Course*. The golf course address is 1818 Charlie Sifford Drive, Los Angeles, California 90047. The golf course occupies approximately 125 (125.4) acres on two parcels owned by the County of Los Angeles (AINs 4057-032-901 and 4057-032-900). Chester Washington Golf Course is located within the U.S. Geological Survey (USGS) 7.5-minute series Inglewood topographic quadrangle in Township 3 South, Range 14 West, Section 11 (Figure 2, *Topographic Map, Chester Washington Golf Course*).

The golf course is located in a transitional area between commercial and residential land uses; there are commercial land uses to the west, and single-family residences to the north, east, and south. The golf course is bounded to the north by Charlie Sifford Drive, to the east by single-family residences and Henry Clay Middle School on S. Western Avenue, to the south by single-family and multi-family residences on El Segundo Boulevard, and to the west by commercial buildings on Van Ness Avenue. Chester Washington Golf Course can be reached from Interstate 110 (I-110), take exit 13 towards El Segundo Boulevard. Travel along El Segundo Boulevard for 12 miles, turn right onto Normandie Avenue, turn left onto West 120 Street, and continue straight to Charlie Sifford Drive. Continue on Charlie Sifford Drive for 0.3 mile to the golf course entrance on the left.

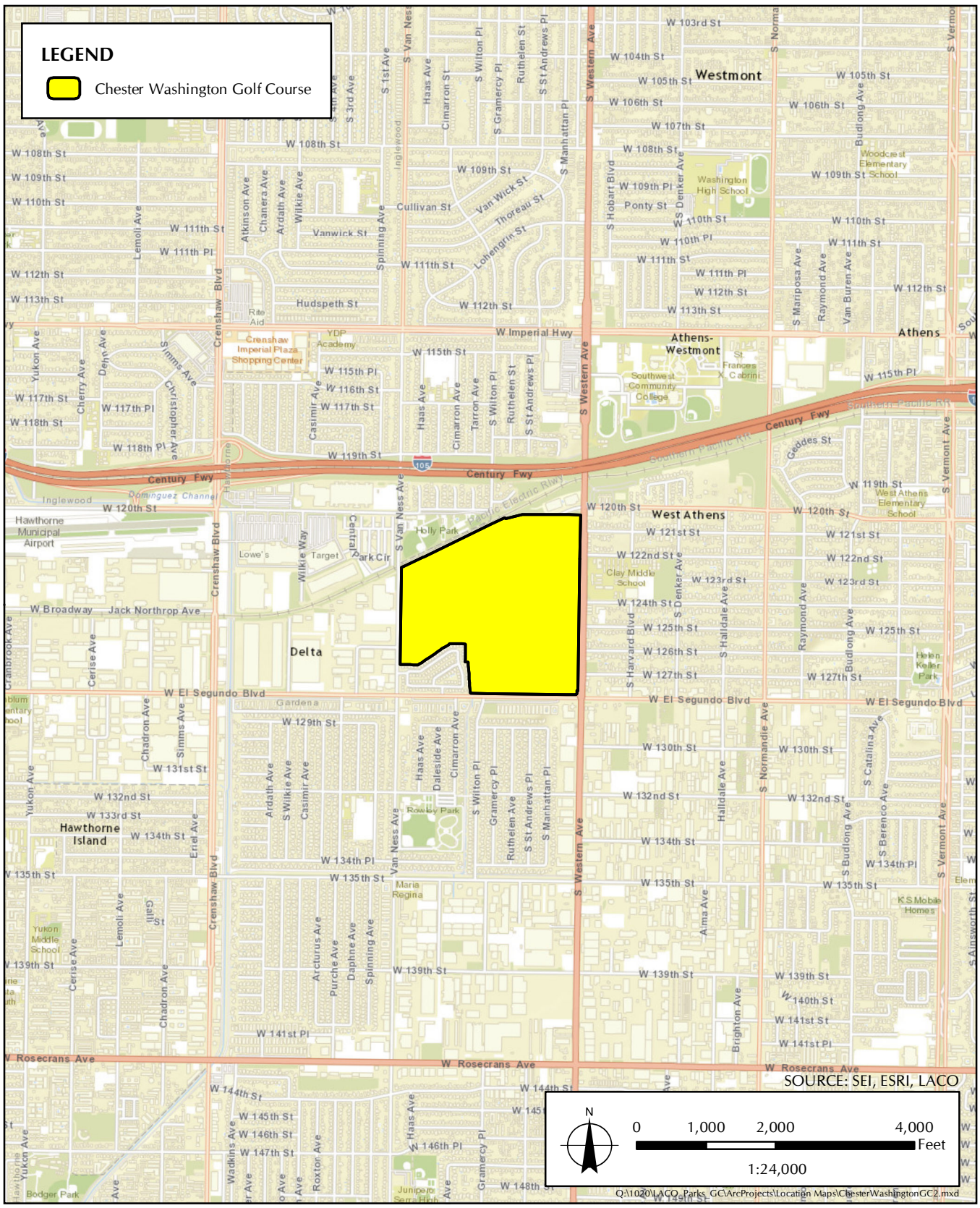


FIGURE 1

Regional Vicinity Map, Chester Washington Golf Course

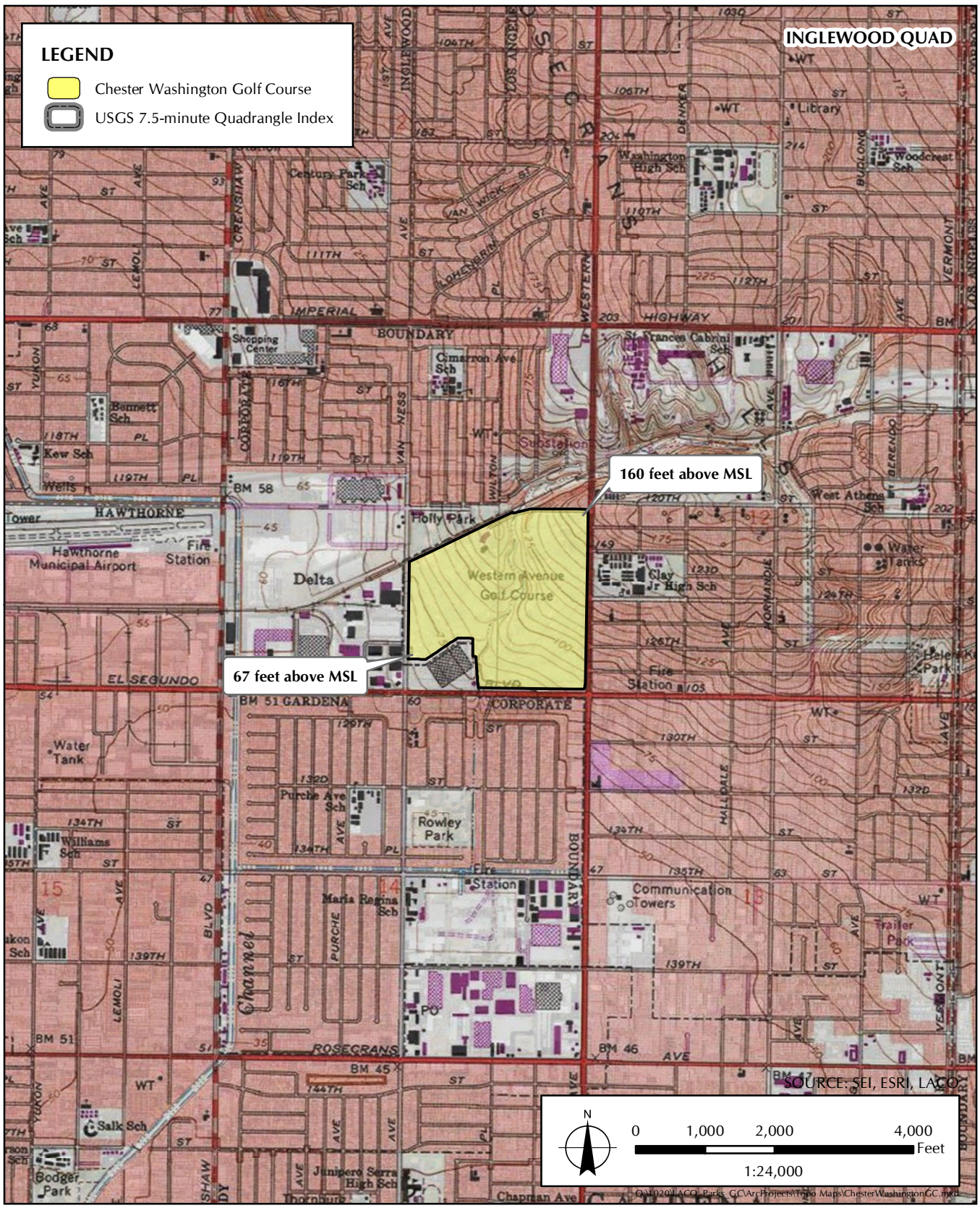


FIGURE 2
Topographic Map, Chester Washington Golf Course

SECTION 3.0

EXISTING CONDITIONS

Chester Washington Golf Course is a public golf course serving the communities of West Athens, Westmont, and Hawthorne.

3.1 TOPOGRAPHY AND GEOLOGY

Chester Washington Golf Course is located in the Coastal Plain of the Los Angeles Central Basin. The Coastal Plain region is characterized by a series of mountain ranges and northwest trending sediment-filled valleys, subparallel to faults branching from the San Andreas Fault. Holocene alluvium forms the natural foundation material underlying the Los Angeles Coastal Plain. The alluvium is typically loose, well drained, moderately sorted, highly permeable sand, gravel, and silt which may be up to 15 feet thick where it overlies bedrock and Pleistocene alluvium. This alluvium is generally fine- to medium- or coarse-grained sand and silty sand with local gravels and clays. Generally, engineering properties range from poor to good; general design values have been developed for the various classes of materials.

Chester Washington Golf Course is gently sloping with elevations ranging from approximately 67 feet above mean sea level (msl) at the southwest corner of the park to 160 feet above msl at the northeast corner of the park.

3.2 SETTING AND LANDSCAPE

Chester Washington Golf Course is an approximately 125-acre community golf course that is 100 percent developed. The golf course was originally constructed between 1926 and 1965 and includes a parking area, hardscaping, a picnic area, and walkways.

Landscape treatments, including lawn areas, shrubs, ornamental tree plantings, and two man-made lakes compose roughly 90 percent (112 acres) of the golf course. The golf course contains a number of mature trees including the following non-native trees: Afghan pine (*Pinus elderica*), Chinese elm (*Ulmus parvifolia*), Deodar cedar (*Cedrus deodara*), fern pine (*Afrocarpus falcatus*), California peppertree (also known as Peruvian peppertree; *Schinus molle*), red river gum (*Eucalyptus camaldulensis*), southern magnolia (*Magnolia grandiflora*), and laurel fig (*Ficus microcarpa*). Mature trees are complemented by grass fields and areas planted with non-native shrubs. The remaining portions of the golf course include building and paved areas.

3.3 BUILDINGS AND STRUCTURES

Chester Washington Golf Course includes banquet facilities, cart rentals, club rental, cocktail lounge, coffee shop, driving range, golf instruction, pro shop, a practice putting green, and a practice chipping green (Table 3.3-1, *Buildings and Structures*; Figure 3, *Existing Conditions Map, Chester Washington Golf Course*).

**TABLE 3.3-1
BUILDINGS AND STRUCTURES**

Building/Structure	Area (Sq. Ft.) ¹
Clubhouse	16,669
Gazebo	1,147
Pro Shop	4,270
Plaque	N/A
Storage Shed	128
Maintenance Shed	4,418
Comfort Station No. 1	189
Bridge	27
Comfort Station No. 2	1,442
Concession Stand	1,142
Well House	110
Pump House	691

There are 12 buildings, structures, and features in Chester Washington Golf Course. The buildings, structures, and features that still exist were constructed over a 50+-year period; earlier structures built between 1926 and 1957 were demolished when the County purchase the golf course. Five of these features—the clubhouse, pro shop, bridge, comfort station No. 2, and the concession stand—date to the historic period and were carried forward for detailed evaluation. The gazebo, plaque, storage shed, maintenance shed, comfort station No. 1, well house, and pump house are less than 50 years of age and/or utilitarian or mass produced, and therefore, are not eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or County of Los Angeles Register of Landmarks and Historic Districts pursuant to Criteria A/1, B/2, C/3, or D/4.

¹ Square footages were derived from the Countywide Building Outlines data located on the LACO GIS Data Portal and/or from aerial imagery analysis. Available at: <http://egis3.lacounty.gov/dataportal/2011/04/28/countywide-building-outlines/>



FIGURE 3
Existing Conditions Map, Chester Washington Golf Course

Plaque

Also located at the golf course is a plaque dedicated to Charlie Sifford (Figure 4, *View of Plaque, Chester Washington Golf Course*). The plaque memorializes Charlie Sifford, the first African-American to play in the Professional Golfers' Association (PGA) tour. Sifford frequented Chester Washington Golf Course, which was a refuge for African-American golfers in the Los Angeles area.



Figure 4. View of Plaque, Chester Washington Golf Course
SOURCE: Sapphos Environmental, Inc., 2016

Gazebo

The gazebo is located next to the golf course clubhouse and is commonly used in weddings. This pre-fabricated gazebo has a shingle-clad octagonal roof with exposed rafter tails and is supported by columns with decorative braces. Measuring approximately 1,147 square feet, the gazebo was likely installed in the first decade of the 2000s (Figure 5, *View of Gazebo, Chester Washington Golf Course*).



Figure 5. View of Gazebo, Chester Washington Golf Course
SOURCE: Sapphos Environmental, Inc., 2016

Storage Shed

Used to hold a golf ball dispensing machine, the prefabricated storage shed is located near the putting greens by the pro shop. A gable roof, board siding, and a rectangular floorplan define this 128-square-foot building (Figure 6, *View of Storage Shed, Chester Washington Golf Course*). The building has a vent below the roof to provide passive air flow. The storage shed was likely installed in the first decade of the 2000s.



Figure 6. View of Storage Shed, Chester Washington Golf Course
SOURCE: *Sapphos Environmental, Inc., 2016*

Maintenance Shed

Located in the southwestern region of the park, the maintenance shed is situated near comfort station No. 1. It has a rectangular floor plan, low-pitch gable roof, and wood siding with large, wood barn-style sliding doors that provide an accessible entrance for vehicles. Measuring 4,418 square feet, the maintenance shed was likely constructed circa 1965 but is utilitarian in nature (Figure 7, *View of Maintenance Shed Southern Façade, Chester Washington Golf Course*). Casement windows covered in wire caging line the eastern face of the building (Figure 8, *View of Maintenance Shed Eastern Side, Chester Washington Golf Course*). The building has undergone numerous renovations including the replacement of windows and doors, and is in general disrepair; therefore, it does not retain integrity.



Figure 7. View of Maintenance Shed Southern Façade, Chester Washington Golf Course
SOURCE: Sapphos Environmental, Inc., 2016



Figure 8. View of Maintenance Shed Eastern Side, Chester Washington Golf Course
SOURCE: Sapphos Environmental, Inc., 2016

Comfort Station No. 1

Constructed of concrete masonry units (CMUs) and located in the southwestern region of the golf course, comfort station No. 1 has a rectangular floor plan measuring 189 square feet and a side-gable roof. Two metal doors lead to separate entrances of the facility. The comfort station was constructed circa 2000 (Figure 9, *View of Comfort Station No. 1, Chester Washington Golf Course*).



Figure 9. View of Comfort Station No. 1, Chester Washington Golf Course
SOURCE: *Sapphos Environmental, Inc., 2016*

Well House

The 110-square-foot well house was likely built in 1992 and is located in the northeastern region of the golf course near the pump house. It is constructed of wood and has a shingle-clad gable roof with barge board (Figure 10, *View of Well House, Chester Washington Golf Course*).



Figure 10. View of Well House, Chester Washington Golf Course
SOURCE: *Sapphos Environmental, Inc., 2016*

Pump House

The present pump house was constructed in 1992 and measures 691 square feet (Figure 11, *Design for Irrigation Pump House, Chester Washington Golf Course*). It has a rectangular floor plan, shingle-clad gable roof, and is constructed of CMUs (Figure 12, *View of Pump House, Chester Washington Golf Course*).

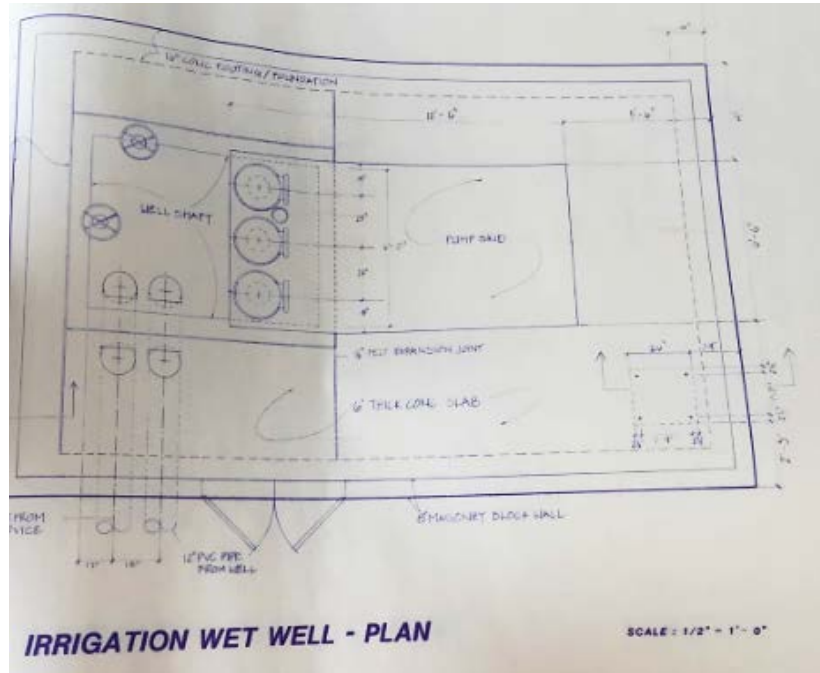


Figure 11. Design for Irrigation Pump House, Chester Washington Golf Course
SOURCE: County of Los Angeles Department of Parks and Recreation, 1992



Figure 12. View of Pump House, Chester Washington Golf Course
SOURCE: Sapphos Environmental, Inc., 2016

SECTION 4.0

REGULATORY FRAMEWORK

This section identifies applicable federal statutes, ordinances, or policies that govern the conservation and protection of historical resources that must be considered during the decision-making process for any undertaking with the potential to affect historical resources.

4.1 FEDERAL

National Historic Preservation Act

The National Historic Preservation Act (NHPA) (Public Law 89-665; 16 U.S.C. 470 et seq.) is legislation intended to preserve historical and archaeological sites in the United States of America. The act created the National Register of Historic Places (NRHP), the list of National Historic Landmarks, and the State Historic Preservation Offices.

Evaluation of a Property's Significance

To be listed in the NRHP, a property must not only be shown to be significant under NRHP criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.¹ The quality of significance is present in districts, sites, buildings, structures, and objects that possess integrity and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of significant persons in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded or may be likely to yield, information important in history or prehistory.²

Evaluation of a Property's Integrity

Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the NRHP criteria recognize seven aspects or qualities that, in various combinations, define integrity:³

Location: Location is the place where the historic property was constructed or the place where the historic event occurred.

¹ National Park Service. *National Register Bulletin 15, "How to Evaluate the Integrity of a Property."* Available at [http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm#seven aspects](http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm#seven%20aspects)

² National Park Service. *National Register Bulletin 15, "How to Apply the National Criteria for Evaluation."* Available at http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm

³ National Park Service. *National Register Bulletin 15, "How to Evaluate the Integrity of a Property."* Available at [http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm#seven aspects](http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm#seven%20aspects)

Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting: Setting is the physical environment of a historic property.

Materials: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association: Association is the direct link between an important historic event or person and a historic property.

To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.⁴

4.2 STATE

California Environmental Quality Act

Pursuant to the California Environmental Quality Act (CEQA), a historical resource is a resource listed in, or eligible for listing in, the California Register of Historical Resources (CRHR) (Public Resources Code [PRC], Sections 21083.2 and 21084.1).^{5,6} In addition, resources included in a local register of historical resources or identified as significant in a local survey conducted in accordance with State guidelines are also considered historical resources under CEQA unless a preponderance of facts demonstrates otherwise. According to CEQA, the fact that a resource is not listed in, or determined eligible for listing in, the CRHR or is not included in a local register or survey shall not preclude a Lead Agency, as defined by CEQA, from determining that the resource may be a historical resource as defined in California PRC Section 5024.1.

Historical resources (buildings, structures, or archaeological resources) are considered part of the environment and are subject to review under CEQA. A proposed project that may cause a substantial adverse effect on the significance of a historical resource is a project that may have a significant effect on the environment.

⁴ National Park Service. *National Register Bulletin 15, "How to Evaluate the Integrity of a Property."* Available at [http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm#seven aspects](http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm#seven%20aspects)

⁵ *California Public Resources Code*, Division 13, Section 21083.2.

⁶ *California Public Resources Code*, Division 13, Section 21084.1.

California Register of Historical Resources Program

Created in 1992 and implemented in 1998, the CRHR is a State government program to be used by State and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change (PRC Section 5024.1[a]).⁷ Certain properties, including those listed in, or formally determined eligible for listing in, the NRHP and California Historical Landmarks (CHL) numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the CPHI program, identified as significant in historical resources surveys, or designated by local landmarks programs may be nominated for inclusion in the CRHR. A resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria (PRC Section 5024.1[c]):⁸

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: It is associated with the lives of persons important in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory. Resources nominated to the CRHR must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.⁹

It is possible that a resource whose integrity does not satisfy NRHP criteria may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data.¹⁰ Resources that have achieved significance within the past 50 years may be also eligible for inclusion in the CRHR provided that enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource.¹¹

⁷ *California Public Resources Code*, Section 5024.1.

⁸ *California Public Resources Code*, Section 5024.1.

⁹ Office of Historic Preservation. 14 March 2006. "Technical Assistance Bulletin 6: California Register and National Register, A Comparison (for Purposes of Determining Eligibility for the California Register)." Available at: <http://www.ohp.parks.ca.gov>

¹⁰ Office of Historic Preservation. 4 September 2002. "Technical Assistance Series #3, California Register of Historical Resources: Questions and Answers." Available at: <http://www.ohp.parks.ca.gov>

¹¹ Office of Historic Preservation. 14 March 2006. "Technical Assistance Bulletin 6: California Register and National Register, A Comparison (for Purposes of Determining Eligibility for the California Register)." Available at: <http://www.ohp.parks.ca.gov>

Public Resources Code, Section 5097.5

Public Resources Code, Section 5097.5 defines a misdemeanor as the unauthorized disturbance or removal of archaeological, historic, or paleontological resources located on public lands.

4.3 LOCAL

County of Los Angeles Historic Preservation Ordinance (*Title 22 – Planning and Zoning of the Los Angeles County Code, Part 29 of Chapter 22.52*)

22.52.3010 Purpose

The County of Los Angeles Historic Preservation Ordinance has seven established basic purposes:

- A. Enhance and preserve the distinctive historic, architectural, and landscape characteristics which represent the County's cultural, social, economic, political, and architectural history.
- B. Foster community pride in the beauty and noble accomplishments of the past as represented by the County's historic resources.
- C. Stabilize and improve property values, and enhance the aesthetic and visual character and environmental amenities of the County's historic resources.
- D. Recognize the County's historic resources as economic assets.
- E. Encourage and promote the adaptive reuse of the County's historic resources.
- F. Promote the County as a destination for tourists and as a desirable location for businesses.
- G. Specify significance criteria and procedures for the designation of landmarks and Historic Districts, and provide for the ongoing preservation and maintenance of landmarks and Historic Districts.

22.52.3060 Criteria for Designation of Landmarks and Historic Districts

- A. Property which is more than 50 years of age may be designated as a landmark if it satisfies one or more of the following criteria:
 1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community.
 2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community.
 3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction; or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community; or possesses artistic values of significance to the nation, State, County, or community.
 4. It has yielded, or may be likely to yield, information important locally in prehistory or history.
 5. It is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.
 6. It is one of the largest or oldest trees of the species located in the County.

7. It is a tree, plant, landscape, or other natural land feature having historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.
- B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Section 22.52.3060.A, above, and exhibits exceptional importance.
- C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may itself be designated as a landmark or included in the landmark designation of a property if the space is more than 50 years of age and satisfies one or more of the criteria set forth in Subsection A, above, or if the space is less than 50 years of age and satisfies the requirements of Section 22.52.3060.B, above.

SECTION 5.0 METHODS

A thorough inventory and evaluation was undertaken to determine if Chester Washington Golf Course, or any of the related structures or buildings constitute as a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines; that is, whether it is listed in, has been determined eligible for listing in, or appears to meet the criteria for listing in the National Register of Historic Places, California Register of Historical Resources, and/or County of Los Angeles Register of Landmarks and Historic Districts.

This evaluation was performed by Sapphos Environmental, Inc. (Ms. Alexandra Madsen and Ms. Carrie Chasteen), who meets the Secretary of the Interior's *Professional Qualification Standards* for History and Architectural History (Appendix A, *Resumes of Key Personnel*).

The determination of eligibility for consideration as a historical resource was based on:

- Evaluation of historic photographs and Sanborn maps;
- Consideration of reasonably available published and unpublished literature, including newspaper articles, other primary sources, and secondary sources provided by the County of Los Angeles (County) and Sapphos Environmental, Inc.;
- Compilation of land use and land ownership data;
- Review of records available through the California Historical Resources Inventory System (CHRIS), accessed at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton on October 27, 2015; and
- Surveys of the golf course, appurtenant structures and buildings, and landscape on September 7, 2016.

5.1 RECORD SEARCH

Sapphos Environmental, Inc. submitted a request for a record search of Chester Washington Golf Course to the SCCIC on September 18, 2015. The record search was submitted to obtain known cultural sites either on or within the area, and previous studies conducted within the 0.25-mile boundary of the Chester Washington Golf Course property.

Sapphos Environmental, Inc. reviewed seven cultural resource surveys and reports in addition to two sets of 1:62,500 topographic maps (Appendix B, *Record Search Results, Chester Washington Golf Course*):

- U.S. Geological Survey. 1896 Topographic Map. Redondo, CA.
- U.S. Geological Survey. 1944 Topographic Map. Redondo, CA.

5.2 EVALUATION OF HISTORICAL PHOTOGRAPHS AND MAPS

Sapphos Environmental, Inc. reviewed archival research, planning documentation, and historical photos of the golf course and its buildings, which was provided by the County of Los Angeles Department of Parks and Recreation (County Department) from their archival files:

- Eleven (11) historical photos dated 1964 or 1965 from the County CEO Photo Unit
- Twenty-six (26) historical photos dated 1958, 1962, or 1965 from the County Department of Public Works
- One hundred twenty-six (126) general photos dated 2010 and 2012, and one (1) undated historical photo from the County Department

Sapphos Environmental, Inc. also included a review of eight sets of 1:24,000 topographic maps:

- U.S. Geological Survey. 1924 Topographic Map. Inglewood, CA.
- U.S. Geological Survey. 1930 Topographic Map. Inglewood, CA.
- U.S. Geological Survey. 1948 Topographic Map. Inglewood, CA.
- U.S. Geological Survey. 1950 Topographic Map. Inglewood, CA.
- U.S. Geological Survey. 1952 Topographic Map. Inglewood, CA.
- U.S. Geological Survey. 1964 Topographic Map. Inglewood, CA.
- U.S. Geological Survey. 1972 Topographic Map. Inglewood, CA.
- U.S. Geological Survey. 1981 Topographic Map. Inglewood, CA.

5.3 CONSIDERATION OF PUBLISHED AND UNPUBLISHED LITERATURE

Sapphos Environmental, Inc. conducted further research in the Los Angeles County Historical Society's archival section. Sapphos Environmental, Inc. considered additional information available in published literature and was supplemented with online research. Chester Washington Golf Course staff shared their knowledge of the history of the golf course; information provided by staff for the period pre-dating their tenure was validated through primary and secondary source material (Appendix C, *Sapphos Environmental, Inc. Resources*).

The County Department also provided extensive resources from their files for consideration in the evaluation of Chester Washington Golf Course (Appendix D, *County of Los Angeles Department of Parks and Recreation Sources*):

- Articles from two (2) local newspapers
- Five (5) unpublished documents
- Three (3) memoranda
- One (1) published document

5.4 SITE VISIT

Sapphos Environmental, Inc. (Ms. Madsen and Ms. Chasteen) conducted a site inspection on September 7, 2016. The purpose of the site visit was to evaluate the integrity of the setting, buildings, and structures that date to the original construction of the golf course and subsequent rehabilitation and adaptive reuse of selected structures, replacement structures, and key landscape elements were documented using GPS points for comparison with plans and specification. This information was used to characterize original materials versus those buildings and structures that have been subject to modification. County Department staff shared their knowledge of the history of the golf course, and accompanied Ms. Madsen and Ms. Chasteen on a tour of the golf course. Photographic documentation was conducted by Ms. Chasteen.

SECTION 6.0 RESULTS

This section of the report describes the results of the record search for surveys related to archaeological and historic resources that have been conducted within the Chester Washington Golf Course boundaries and/or 0.25-mile buffer zone, and archaeological and historical resources recorded as a result of those surveys. This section also provides a historic context for the development of golf and golf courses in the United States and Los Angeles, California. This section then specifically describes the results of the evaluation of the extant resources that was undertaken to assess their eligibility for being treated as a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines.

6.1 ARCHAEOLOGICAL RESOURCES

Upon receiving the record search on October 27, 2015, Sapphos Environmental, Inc. reviewed the data in order to obtain information regarding any cultural sites located within the Chester Washington Golf Course boundaries or 0.25-mile buffer zone. The search was conducted in Township 3 South, Range 14 West, Section 11 within the U.S. Geological Survey (USGS) 7.5-minute series Inglewood topographic quadrangle.

The results of the record search conducted at the South Central Coastal Information Center (SCCIC) indicate that one archaeological study has been conducted within the golf course boundaries, and six archaeological studies have been conducted exclusively within the 0.25-mile buffer zone (Table 6.1-1, *Previous Archaeological Surveys and Reports within the Study Area*). No unique archaeological resources, as defined in Section 21083.2 of the Public Resource Code, have been identified within or near Chester Washington Golf Course.

**TABLE 6.6-1
PREVIOUS ARCHAEOLOGICAL SURVEYS AND REPORTS
WITHIN THE AREA**

Report No.	Year	Report Title	Report Type	Within Property	Within 0.25-Mile Buffer	Authors
LA-00078	1975	Evaluation of the Archaeological Resources and Potential Impact of the Proposed Construction of Route 105 Freeway from El Segundo to Norwalk	Archaeological, Field Study		X	Rosen, Martin D. University of California, Los Angeles Archaeological Survey
LA-02904	1993	Draft Report a Phase I Cultural Resources Literature Search for the West Basin Water Reclamation Project	Literature Search	X		Stickel, Gary E. Environmental Research Archaeologists

**TABLE 6.6-1
PREVIOUS ARCHAEOLOGICAL SURVEYS AND REPORTS
WITHIN THE AREA, *Continued***

Report No.	Year	Report Title	Report Type	Within Property	Within 0.25-Mile Buffer	Authors
LA-02950	1992	Consolidation Report: Cultural Resource Studies for the Proposed Pacific Pipeline Project	Archaeological, Field Study		X	Peak & Associates, Inc.
LA-04836	2000	Phase I Archaeological Survey Along Onshore Portions of the Global West Fiber Optic Cable Project	Archaeological, Field Study		X	Science Applications International Corporation
LA-08255	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	Archaeological, Field Study, Monitoring, Other Research		X	Arrington, Cindy and Nancy Sikes SWCA Environmental Consultants Inc.
LA-11150	2003	West Basin Municipal District Harbor/ South Bay Water Recycling Project	Archaeological, Field Study		X	Maxwell, Pamela U.S. Army Corps of Engineers
LA_11973	2011	Crenshaw/LAX Transit Corridor Project Final Environmental Impact Report (EIR)/Final Environmental Impact Statement (EIS)	Management/ Planning		X	Metro

LA-00078: In 1975, the University of California, Los Angeles conducted an archaeological field study in support of the proposed construction of the Route 105 Freeway from El Segundo to Norwalk. The assessment did not include the park boundary but did include the 0.25-mile buffer zone. The archaeological investigation yielded negative findings in the 0.25-mile buffer zone.

LA-02904: In 1993, Environmental Research Archaeologists conducted a literature search in support of the West Basin Water Reclamation Project. The assessment included the park boundary and the 0.25-mile buffer zone. The archaeological investigation yielded negative findings in the park boundary and the 0.25-mile buffer zone.

LA-02950: In 1992, Peak & Associates conducted an archaeological field study in support of the proposed Pacific Pipeline Project. The assessment included the 0.25-mile buffer zone. The archaeological investigation yielded 22 findings; however, the resources are located outside of the 0.25-mile buffer zone.

LA-04836: In 2000, Science Applications International Corporation conducted an archaeological field study in support of the Global West Fiber Optic Cable Project. The assessment included the 0.25-mile buffer zone. The archaeological investigation yielded negative findings in the 0.25-mile buffer zone.

LA-08255: In 2006, SWCA conducted an archaeological field study, monitoring, and other research in support of the Qwest Network Construction Project. The assessment included the 0.25-mile buffer zone. The archaeological investigation yielded negative findings in the 0.25-mile buffer zone.

LA-11150: In 2003, the U.S. Army Corps of Engineers conducted an archaeological field study in support of the South Bay Water Recycling Project. The assessment included the 0.25-mile buffer zone. The archaeological investigation yielded 22 findings; however, the resources are located outside of the 0.25-mile buffer zone.

LA-11973: In 2011, Metro conducted management/planning research in support of the Crenshaw/LAX Transit Corridor Project Final Environmental Impact Report (EIR). The assessment included the 0.25-mile buffer zone. The archaeological investigation yielded negative findings in the 0.25-mile buffer zone.

Although a record search was completed, a Phase I Pedestrian Survey to assess the presence or absence of archaeological resources was not completed. Generally, in existing developed parks or golf courses, native soils will be several feet below grade due to prior excavation and grading activities that were conducted for constructing buildings and structures, irrigation, and landscaping. Projects that can be reviewed pursuant to a CEQA Categorical Exemption would not likely create an unusual circumstance with regard to archaeological resources unless a project requires grading and excavation of native soils not disturbed during construction, maintenance, and operation of the park or golf course. Any work that involves earth-moving activity in previously undisturbed native soils should be monitored by, at minimum, workers that have received cultural resource training pursuant to a cultural resources management plan and worker education and awareness program.

6.2 HISTORIC RESOURCES

Sapphos Environmental, Inc. reviewed the data obtained through a record search to identify historic resources located on or within a 0.25-mile radius of Chester Washington Golf Course.

The results of the record search conducted at the SCCIC indicate that no historic studies have previously been conducted within the golf course boundary or 0.25-mile buffer zone. One historic resource has been identified near Chester Washington Golf Course (Table 6.2-1, *Previously Recorded Historic Resources within the Study Area*; Figure 13, *Previously Recorded Historic Resources Map, Chester Washington Golf Course*).

**TABLE 6.2-1
PREVIOUSLY RECORDED HISTORIC RESOURCES
WITHIN THE STUDY AREA**

Primary or Property Number	Trinomial	Description	Within Property	Within 0.25-Mile Buffer	Attribute Codes	Resource Type
P-19-177423		1727 W 130 th Street; The Howard House		X	HP6; Commercial Building	Building

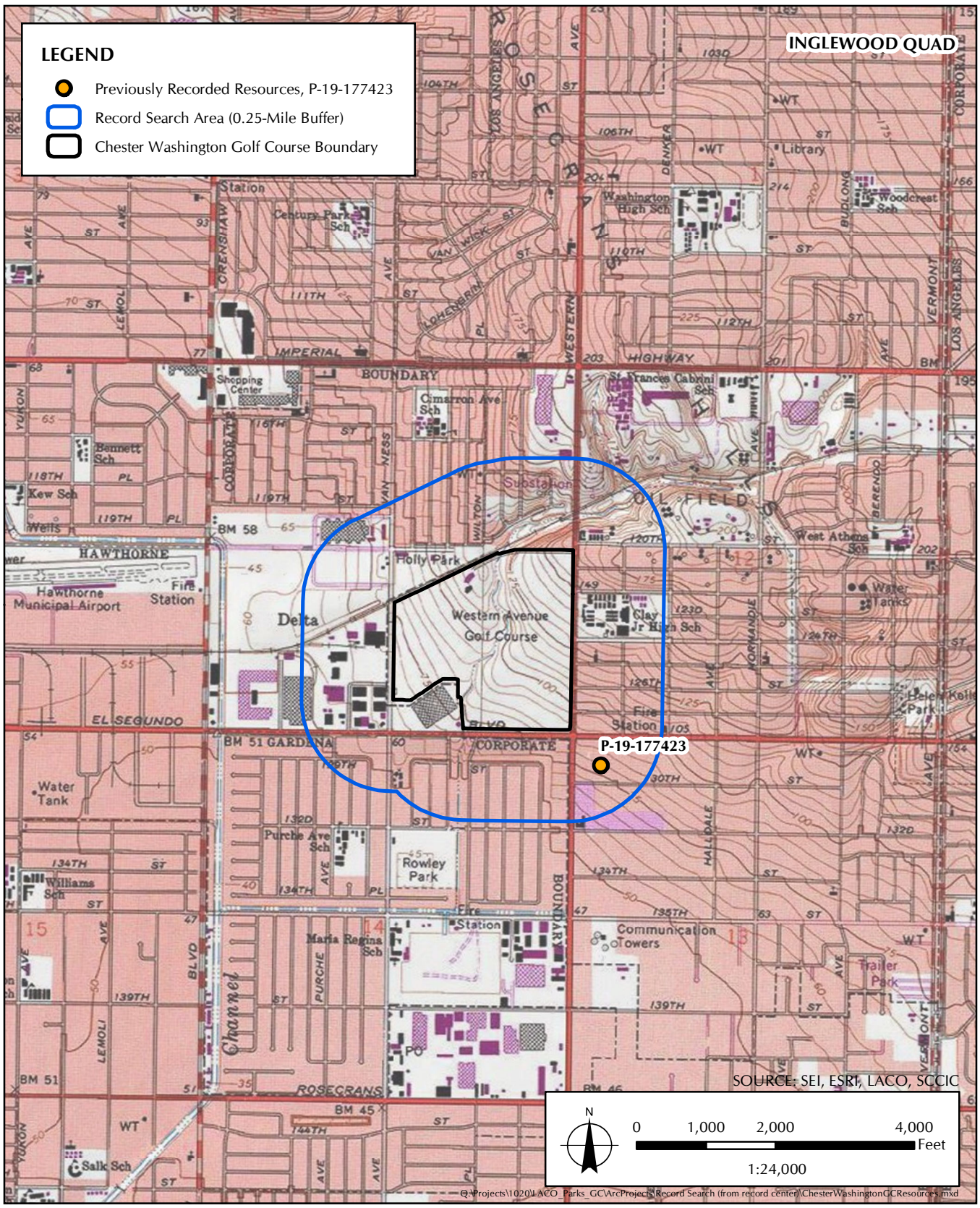


FIGURE 13
Previously Recorded Historic Resources Map, Chester Washington Golf Course

P-19-177423: This resource is a circa 1926 1.5-story commercial building. It has a flat roof, stucco exterior, and square footprint. Its commercial function is visible in the loading dock along its south façade. It is located along W. 130th Street. It appears to be eligible for local listing in the County of Los Angeles Register of Landmarks and Historic Districts (County Register; 5S2). It was not found eligible for listing in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR).

In 2012, Atkins previously found the clubhouse and pro shop ineligible for listing in the CRHR for its architecture pursuant to Criterion 3.¹ Atkins did not evaluate the buildings for other criteria, nor did they evaluate for eligibility for listing on the County Register.

6.3 HISTORY

Golf

According to the International Golf Federation, the game, or sport, of golf is believed to have evolved over more than 2,000 years. Evidence of the Romans engaging in the game of *paganica*, a game involving hitting a stuffed leather ball with a bent stick, date to 100 years before present (bp).² A game similar to golf involving a ball and clubs, called *chuiwa an*, was played in China during the Song Dynasty.³

The modern game of golf was founded in Scotland during the 15th century and the first golf course was located in St. Andrews, constructed in 1552. The game expanded in popularity in Great Britain in the 1500s and 1600s. In the early 17th century, the game was not organized with a standard golf course layout or rules.⁴ Although golf was played across income classes, there was a wide variety in the application. The Honourable Company of Edinburgh Golfers is credited with establishing the first rules of golf in 1744.⁵

The earliest known country club include Blackheath, a 7-hole golf course, located near London and established in 1608; and Saint Andrews Royal and Ancient Club, established in Scotland in 1754. Shortly thereafter, the golf course at Saint Andrews was reduced from 22 holes to 18 holes, setting the standard for recognized format for the game throughout the world. The first country club created exclusively for women, The Ladies Club of St. Andrews, Scotland was formed in 1867.⁶

In 1792, the game of golf made its way to the United States.⁷ Golf had become popular throughout the world, and courses spread throughout the nation. One of the first noted golf course designers in

¹ Harris, Brandy and Kelley Russell (Atkins). Letter to Joan Rupert (County). "CRHP Eligibility Assessment of the Chester L. Washington Golf Course Clubhouse." 13 August 2012. *Memorandum*.

² "History of Golf." International Golf Federation. Available at: <http://www.igfgolf.org/about-golf/history/>

³ "History of Golf." International Golf Federation. Available at: <http://www.igfgolf.org/about-golf/history/>

⁴ "History of the Game of Golf, Including Its Origins." The People History. Available at: <http://thepeoplehistory.com/golfhistory.html>

⁵ "History of the Game of Golf, Including Its Origins." The People History. Available at: <http://thepeoplehistory.com/golfhistory.html>

⁶ "History of Women's Golf." Women's Golf and Travel Concierge. Available at: <http://womensgolfandtravel.com/history-womens-golf/>

⁷ "History of Golf." International Golf Federation. Available at: <http://www.igfgolf.org/about-golf/history/>

the United States was William Flynn (1890–1944). Flynn’s noted courses are primarily located in Ohio.⁸

Golf in the United States

Recently found documents have revealed that the first export of golf clubs from Scotland occurred on June 29, 1739, on the vessel, *Carolina*. The clubs were sold to William Wallace, a business man in Charleston, South Carolina for 1 pound, 18 shillings.⁹ In 1744, Georgia shipping records further document the arrival of golf equipment from Scotland. The first account of a country club in the United States was the South Carolina Golf Club of Charleston, founded in 1786 at Harleston Green on the Charleston Peninsula.^{10,11} However, it no longer exists. Although the Savannah Golf Club in Savannah, Georgia claims to be the oldest country club in the United States, established sometime during 1794–1795; it only dates back to 1899.¹²

Early American golf courses were crude constructions. In the late 19th century, however, well-manicured 9-hole courses with intelligent layouts began to replace the original courses. At that time, most of the early well-known courses were located on the east coast. As golf increased in popularity, so did the courses and societies, spreading to the west coast by 1884.

Ten years later, Newport Golf Club (Newport, Rhode Island) and St. Andrew’s Golf Club (Yonkers, New York) hosted self-labeled national championships; both in which Charles Blair Macdonald placed as runner-up. Convinced that both societies did not hold the authority to conduct a true national championship, Macdonald sought out a governing body to organize a recognized amateur championship and create a written set of rules. Subsequently, the U.S. Golf Association (USGA), initially called the Amateur Golf Association of the United States, was officially formed on December 22, 1894 in New York City. Nearly 10 months later, the inaugural U.S. Amateur Championship took place at Newport Golf Club. A day later, the Newport Golf Club then hosted the inaugural U.S. Open. A few weeks after the U.S. Open, the inaugural U.S. Women’s Amateur was conducted at Meadow Brook Club in Hempstead, New York.¹³

On January 17, 1916, department store magnate Rodman Wanaker gathered a number of golf professionals and leading amateur players with the belief that golf professionals could enhance equipment sales if they formed an association. As a result, the Professional Golfers Association of America (PGA) was formed on April 10, 1916 in New York City with 35 charter members. In October of that same year, the PGA held the first PGA Championship at Siwanoy Country Club in

⁸ “Famous Golf Course Architects.” Hurdzan Golf. Available at: <http://hurdzangolf.com/famous-golf-course-architects/>

⁹ Braswell, Tommy. 1 December 2014. “Rewriting History: Golf Arrives in America even earlier than thought at Charleston.” *The Post and Courier* (Charleston, SC).

¹⁰ Rose, M. L. 19 October 2013. “Early History of Golf in the United States.” Available at: <http://www.livestrong.com/article/381590-early-history-of-golf-in-the-united-states/>

¹¹ Braswell, Tommy. 1 December 2014. “Rewriting History: Golf Arrives in America even earlier than thought at Charleston.” *The Post and Courier* (Charleston, SC).

¹² Laird, Neil, ed. 31 January 2014. “New World: Oldest Golf Clubs and Courses.” Available at: <http://www.scottishgolfhistory.org/news/oldest-golf-clubs-courses-america/>

¹³ Shefter, David, United States Golf Association. 30 November 2014. “Celebrating 120 Years of the USGA (Part 1): 1894–1924.” Available at: <http://www.usga.org/content/usga/home-page/articles/2014/12/celebrating-120-years-of-the-usga-part-1-a-nation-is-introduced-to-golf-21474873960.html>

Bronxville, New York.¹⁴ The following year, the Women's Tournament Committee of the USGA was founded and later became the Women's Committee of the USGA in 1934.¹⁵

Thirty four years later, the PGA established the PGA Tour in December 1968 as a separate organization for tour players. The PGA Tour hosts 47 events annually and hosts three tours: the PGA Tour, the Champions Tour for professionals over the age of 50, and the Web.com Tour for professionals who have not qualified for their Tour card or did not advance to remain on the Tour.¹⁶

In 1944, the Women's Professional Golf Association WPGA was founded and later replaced by the Ladies Professional Golf Association (LPGA) in 1950.^{17,18} The LPGA hosts the LPGA Tour which includes tournaments in 30+ countries.¹⁹

There are now approximately 15,500 public and private golf courses in the United States and an estimated 25.7 million golfers.²⁰

Golf in Los Angeles, California

In 1897, a volunteer association, the Los Angeles Golf Club, leased a 16-acre lot at Pico and Alvarado Streets, becoming the first golf course in Southern California. The 9-hole course was designed by the club founders, Joe Satori and Ed Tufts. The clubhouse, named "The Windmill Links" was converted from an abandoned windmill. As the popularity of golf grew, the Windmill Links quickly became overcrowded and a new site for a larger clubhouse was chosen in 1898 at Hobart and 16th Streets, known as Pico Heights. The clubhouse, named "The Convent Links" after the nearby convent, quickly became overcrowded again and was transported to the northeast corner of Pico and Western Avenues, where it was expanded to an 18-hole course. On May 30, 1911, The Convent Links was relocated for the final time to Beverly Hills, consisting of a 36-hole course and tennis courts.²¹

On July 29, 1899, the Southern California Golf Association (SCGA) was founded

"to promote interest in the game of golf; the protection of the mutual interest of its members; to establish and enforce uniformity in the rules of the game by creating a

¹⁴ "PGA of America History – 1916–1919." Professional Golfers Association. Available at: <http://www.pga.com/pga-america/pga-feature/pga-america-history-1916-1919>

¹⁵ "History of Women's Golf." Women's Golf and Travel Concierge. Available at: <http://womensgolfandtravel.com/history-womens-golf/>

¹⁶ Moehring, Keith, PR 20/20, Cleveland, OH. 18 February 2009. "The Difference Between the PGA of America and PGA Tour." *70th Senior PGA Championship Blog*. Available at: <https://seniorpga2009.wordpress.com/2009/02/18/the-difference-between-the-pga-of-america-and-pga-tour/>

¹⁷ "History of Women's Golf." Women's Golf and Travel Concierge. Available at: <http://womensgolfandtravel.com/history-womens-golf/>

¹⁸ "LPGA Teaching and Club Professionals: A History." Ladies Professional Golf Association. Available at: <http://www.lpga.com/tcp/historytcp.aspx>

¹⁹ "About LPGA." Ladies Professional Golf Association. Available at: <http://www.lpga.com/about-lpga>

²⁰ Gole, Thomas. 2012. "By the Numbers: USA Golfers and Golf Courses." Available at: <http://golf-info-guide.com/golf-tips/golf-in-the-usa/by-the-numbers-usa-golfers-and-golf-courses/>

²¹ "Club History." The Los Angeles Country Club. Available at: <https://www.thelacc.org/Default.aspx?p=DynamicModule&pageid=362588&ssid=272141&vnf=1>

*representative authority, its executive committee, to be a Court of Reference as a final authority in matters of controversy; to establish a uniform system of handicapping; to decide on what links the amateur, open and ladies' championships of Southern California, and such other championships, as may be decided upon by the executive committee, shall be played."*²²

The association included representatives from five country clubs – Los Angeles, Pasadena, Redlands, Riverside Polo & Golf, and Santa Monica. Only the Los Angeles Country Club and Redlands Country Club remain today; Riverside Polo & Golf eventually became The Victoria Club which is a current member.²³

The following year, the City of Los Angeles opened the Riverside Golf Course at Griffith Park, the first municipal golf course in the nation.²⁴

Considered the “golden age” of golf course design, the 1920s saw the opening of Los Angeles courses including Rancho Park, Wilshire, and Hillcrest among others. Notably, three of Los Angeles’ most legendary courses were created in four years’ time by George C. Thomas, Jr., a former fighter pilot and botanist who considered golf course architecture a hobby.²⁵ In 1927, at the behest of SCGA President Edward B. Tufts, the Los Angeles Chamber of Commerce established the Los Angeles Open which remains as the nation’s oldest civic-sponsored event.²⁶

Many private golf courses in Los Angeles County built during the early 20th century faced difficult economic hardship during the Great Depression.²⁷ The County of Los Angeles (County) acquired several facilities during this era in addition to municipally built facilities. The Board of Retirement of the Los Angeles County Employees Retirement Association (LACERA) played a role in the purchase and development of many of the golf courses that are owned by the Department. In 1949, a bill signed by California Governor Earl Warren permitted retirement associations to invest up to 25 percent of existing retirement funds in public works. Public works financed by LACERA included county administrative buildings and other facilities, and would later include golf courses in 1965. At the Department’s recommendation, the Los Angeles County Board of Supervisors authorized negotiations with LACERA for the purchase of two existing private courses, in addition to sites of five planned courses and their early developments.²⁸

At the time of this evaluation, *Golf Club Atlas* recognizes the following as the 10 most notable golf courses in Los Angeles County:²⁹

²² “SCGA History, Part 1: 1899–1919, Chapter 3: Founding the SCGA.” Southern California Golf Association. Available at: <http://www.scga.org/about/scga-history/part-1>

²³ “SCGA History.” Southern California Golf History. Available at: <http://www.scga.org/about/scga-history>

²⁴ “Los Angeles Sports History.” Los Angeles Almanac. Available at: <http://www.laalmanac.com/sports/sp18.htm>

²⁵ Tingle, Steven. 7 August 2015. “A Long Drive Down Memory Lane.” *C-Suite Quarterly*, Calabasas, CA. Available at: <http://csq.com/2015/08/golf-in-los-angeles-a-long-drive-down-memory-lane/#.Vqqaxvkrjph>

²⁶ “SCGA History, Part 2: 1920–1939, Chapter 3: Professional Gold and National Tournaments Arrive.” Southern California Golf Association. Available at: <http://www.scga.org/about/scga-history/part-2>

²⁷ “All Los Angeles Golf Courses.” GolfNow Solutions. Available at: <https://www.golfnw.com/losangeles/courses/all-courses>

²⁸ “7 New Public Course for L.A. County.” *Golfdom*. October/November 1965. Volume 39, No. 10: 123-124. Available here: <http://archive.lib.msu.edu/tic/golfd/article/1965oct123.pdf>

²⁹ Harshbarger, Dave. “Dynamic Map of Course Profiles.” Available at: [“http://golfclubatlas.com/best-of-golf/gca-fusion-tables/](http://golfclubatlas.com/best-of-golf/gca-fusion-tables/)

- Woodland Hills Golf Course
- Riviera Country Club
- Bel Air Country Club
- Lakeside Golf Club
- Wilshire Country Club
- Oakmont Country Club
- Annandale Golf Club
- San Gabriel Country Club
- Hacienda Golf Club
- Meadowlark Golf Club

In a 2013 survey, three additional Los Angeles area golf courses were recognized as among the best Southern California public golf courses:³⁰

- Angeles National Golf Club
- Trump National Golf Club
- Arroyo Seco Golf Course
- Rancho Park Golf Course
- De Bell Golf Course

As of 2016, the County oversees a total of 19 public golf courses available to all Angelinos and visitors.

South Los Angeles

The Gabrielino tribe of Native Americans occupied the entire Los Angeles Basin and the San Fernando Valley, including the watersheds of the San Gabriel, Santa Ana, and Los Angeles Rivers. They also inhabited the offshore islands of San Clemente, Santa Catalina, and San Nicolas.³¹ The Gabrielino were one of two of the wealthiest, most powerful and most populous native groups in Southern California. Their influence spread as far north as the San Joaquin Valley, as far east as the Colorado River, and south as far as Baja California.³²

The Gabrielino occupied small villages. They were traditionally coastal hunters and gatherers who exploited native plants and animals. The high desert woodlands, the chaparral and the coastal areas of Southern California provided the Gabrielino with a rich and abundant diet including acorn, pine nut, small game, deer, and quail. Marine mammals and shellfish were also an important part of the diet, mainly among the coastal population.³³

The Gabrielino were assimilated into the Spanish mission system during the 18th and 19th centuries. Spanish reports estimate that village populations ranged between 50 and 200

³⁰ Peterson, Elizabeth. 17 June 2013. "Best Public Golf Courses in Southern California." Available at: <http://losangeles.cbslocal.com/top-lists/best-public-golf-courses-los-angeles/>

³¹ Kroeber, A.L. 1952. *Handbook of the Indians of California*. New York, NY: Dover Publications, Inc.

³² Bean, L.J., and C.R. Smith. 1978. "Gabrielino." In *Handbook of North American Indians*, Vol. 8, ed. R.F. Heizer. Washington, D.C.: Smithsonian Institution.

³³ McCawley, W. 1996. *The First Angelinos: The Gabrielino Indians of Los Angeles*. Banning, CA: Malki Museum Press.

inhabitants. As many as 50 to 100 villages existed during the late 18th century in the San Fernando Valley and Los Angeles Basin.³⁴

Spanish influence in the area occurred in 1542, when Juan Cabrillo arrived in the area. Then, in 1769, Gaspar de Portola led an expedition across Southern California with Catholic monks Junipero Serra and Juan Crespi. Portola named a river they crossed "El Río de Nuestra Señora la Reina de los Ángeles de Porciúncula," "The River of Our Lady the Queen of the Angels of the Porciúncula ("little portion"). In 1781, the pueblo of Los Angeles was founded 10 miles from Mission San Gabriel Arcangel to reinforce Spanish control of the area. In 1784, the governor awarded Spanish soldier Juan Jose Dominguez a land grant of 75,000 acres, known as the Rancho San Pedro, which encompassed present-day Carson.³⁵

Mexico gained independence from Spain in 1821, contributing to the continuing decline of Spanish influence in the area. Two years later, Juan Jose Dominguez's nephew and heir, Cristobal Dominguez, was re-granted the land. In 1850, Los Angeles was incorporated as a city, but its isolated communities located all across the coastal plain continued the rancho and hacienda lifestyle.³⁶

In 1876, the Southern Pacific Railroad completed its line to Los Angeles and started a period of expansion in the city. Oil was discovered in 1892, and by 1923 Los Angeles was supplying one-quarter of the world's oil. Even more important to the city's growth was water. In 1913, William Mulholland completed the Los Angeles Aqueduct that assured the city's growth.³⁷

Residential development in South Los Angeles began in the 1920s when large housing tracts of single-family homes were constructed on subdivided land including the Goodyear Tract by Goodyear Tire which was built around the Goodyear factory for workers to live.³⁸ The term 'South Central' came about in the 1920s as a place name for the growing concentration of black-owned business on Central Avenue.³⁹ Los Angeles may have had more opportunity for immigrants and African-Americans but segregation and restrictive deed covenants were still upheld in the city. African-Americans, Mexicans, Jews, and other minorities were restricted to live in certain neighborhoods.

The African-American community in Los Angeles was first centered at 5th Street and Central Avenue in downtown Los Angeles. The community was pushed south, down Central Avenue as the city of Los Angeles expanded, and the population grew and neighborhood segregation zoning changed. In the 1940s, a large influx of African-Americans moved to Los Angeles from the southern United States for the affordable tract homes, new jobs in war manufacturing, and to escape Jim Crow laws of the Deep South. The thriving culture of nightclubs, theaters, and other shared

³⁴ Bean, L.J., and C.R. Smith. 1978. "Gabrielino." In *Handbook of North American Indians*, Vol. 8, ed. R.F. Heizer. Washington, DC: Smithsonian Institution.

³⁵ "Carson: Frequently Asked Questions." County of Los Angeles Public Library. Accessed November 2017. Available at: <http://www.colapublib.org/history/carson/faq.html#q1>

³⁶ "Early History of Los Angeles." South Central History. Accessed April 2016. Available at: <http://www.southcentralhistory.com/early-history-of-los-angeles.php>

³⁷ South Central History. Accessed April 2016. "Crack Epidemic?" Available at: <http://www.southcentralhistory.com/crack-epidemic.php>

³⁸ The Goodyear Factory was deemed eligible for the NRHP in 1981.

³⁹ Jimenez y West; Christopher D.; Matthew W. Roth; Alison R. Jefferson; and Morgan P. Yates. 2006. *Intersections of South Central: People and Places in Historic Contemporary Photographs*. Automobile Club of Southern California.

community venues that had already flourished along the Central Avenue corridor expanded briefly during this time, and contributed to American jazz culture. However, racial violence against African-Americans in South Los Angeles followed the Supreme Court ban of racially restrictive covenants in 1948, a decision that allowed expansion of the areas blacks were allowed to live in.⁴⁰

Membership in youth gangs and car clubs such as the “Low Riders,” the “Slausons,” and “Blood Alley” increased as a means to help defend neighborhoods during the 1950s; these clubs formed an alliance during the Watts Rebellion of August 1965. The decade also began a targeted increase in the availability of drugs that began to impact families and neighborhoods across South Los Angeles significantly,⁴¹ along with a series of manufacturing and retail closures; divestment by financial institutions; a diminished number of family-owned businesses; degradation of public schools in the area; and eventual urban decay. This process accelerated in the 1960s and 1970s during the deindustrialization of southern Los Angeles, but the neighborhoods of South Los Angeles, Watts, and Inglewood have remained predominantly African-American communities and challenges continue to be addressed.⁴²

Chester Washington Golf Course

The land that is now Chester Washington Golf Course was part of a 1,500-acre ranch owned by the O.T. Johnson Corporation from the early 20th century.⁴³ O.T. Johnson allotted 120 acres for a golf course in the area, and the course was designed by John Dunn.⁴⁴ No information is available on John Dunn or any other architects or designers who may have been associated with the development of the golf course. Landscaping began in 1926 and grass, likely in the form of grass seed, for the golf course was transported from the state of Washington in refrigerated sacks. On March 11, 1928, the golf course officially opened as the La Avenida Golf Course. The Avenida Golf Club was organized in 1930 by 15 golfers who voted William Hunter president.⁴⁵

In 1931, the name of the golf course was changed to Western Avenue Golf Course, and by 1953 there were over 300 members of the golf club. At this time, the golf course mostly had a number of smaller buildings; a 1930 historical aerial shows a smattering of small buildings with square footprints (Figure 14, *Historical Aerial of Western Avenue Public Golf Course [1930]*). One of these buildings likely survived to the 1960s, as seen in a 1965 aerial photograph, but was demolished at an unknown date (Figure 15, *Aerial of Golf Course Depicting Demolished Building [1965]*).

⁴⁰ Darden, Joe T. 1995. “Black Residential Segregation Since the 1948 Shelley v. Kraemer Decision.” *Journal of Black Studies*.

⁴¹ Fagan, J.E. 1993. “The political economy of drug dealing among urban gangs.” In *Drugs and Community*, Charles C. Thomas, pp. 19–54.

⁴² Scott, Allen J., *South-Central Los Angeles: Anatomy of an Urban Crisis*. Los Angeles, CA: Lewis Center, Graduate School of Architecture and Urban Planning, University of California Los Angeles.

⁴³ Jackson, Philip. Letter to Ray Dortch. “History and Prior Golf Promotion Program Designed for Western Avenue Golf Course 1974.” 17 January 1978.

⁴⁴ Wexler, Daniel. “History in the Making.” 9 April 2007. *Los Angeles Times*. <http://www.latimes.com/sports/la-sp-history9apr09-story.html>

⁴⁵ Jackson, Philip. Letter to Ray Dortch. “History and Prior Golf Promotion Program Designed for Western Avenue Golf Course 1974.” 17 January 1978.



Figure 14. Historic Aerial of Western Avenue Public Golf Course (1930)

SOURCE: U.S. Geological Survey, 7.5-minute Inglewood Topographic Quadrangle, 1930

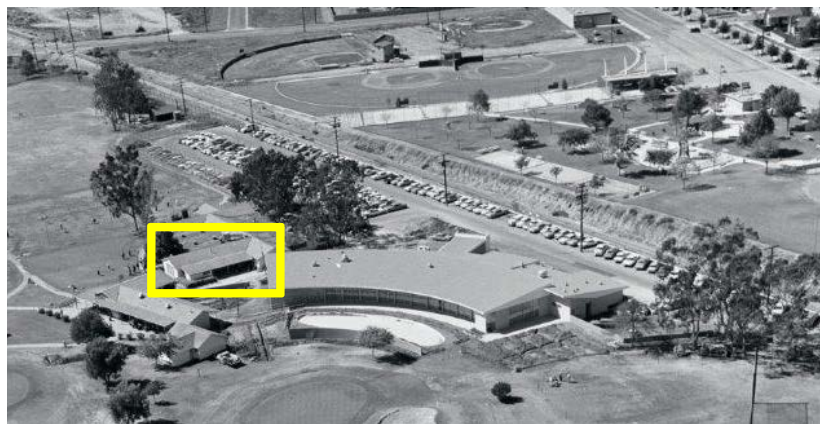


Figure 15. Aerial of Golf Course Depicting Demolished Building (1965)

SOURCE: County of Los Angeles Department of Parks and Recreation, 1965

Golf, like many other sports in America, was originally integrated before a “Caucasian-only” clause was adopted. The first African-American to play golf was John Shippen Jr., who competed in the 1896 Second U.S. open at Shinnecock Hills, in which he registered as Native American.⁴⁶ Although other tournament competitors originally protested his participation, PGA members eventually relented and played alongside him. Shippen played in six U.S. Opens, finishing in fifth place in 1896 and 1902 before retiring in 1924. The PGA “Caucasian-only” clause was adopted in 1934. The United Golf Association, formed by Robert Hawkins, ultimately established a tour for players excluded from PGA events.⁴⁷

⁴⁶ Denney, Bob. “John Shippen Jr.: African American Pioneer; first American-born golf professional.” 2 February 2015. *Professional Golfers Association*. [http://www.pga.com/news/pga/john-shippen-jr-first-African American-golf-professional](http://www.pga.com/news/pga/john-shippen-jr-first-African-American-golf-professional)

⁴⁷ “Timeline of African American achievements in golf.” 4 February 2011. *Professional Golfers Association*. [http://www.pga.com/timeline-African American-achievements-in-golf](http://www.pga.com/timeline-African-American-achievements-in-golf)

The year 1948 was a time for many firsts in American golf. One occurred at Western Avenue Golf Course during the June 21, 1948 tournament, which marked the first time in the west that women were able to compete in an open tournament with male golfers.⁴⁸ That same year, African-American golfers Teddy Rhodes, Bill Spiller, and Madison Gunter sued their way into the U.S. Open, claiming their livelihoods were being denied by the PGA based on race.⁴⁹ The PGA agreed to invite them to their top tournaments and the lawsuit was dropped. Rhodes fought his way into 69 PGA events, and began a crusade against racism in professional golf that would burn through Western Avenue Golf Course.

One reason the Western Avenue Golf Course became so embroiled in the integration of golf in Los Angeles is because of its change in ownership. In 1953, the Western Avenue Golf Course came under threat of real estate subdivision. County Supervisor Kenneth Hahn argued that the golf course should be saved and the County shortly thereafter acquired it in 1954.⁵⁰

Controversy surrounded the Western Avenue Golf Course in 1955, when Maggie Hathaway, an African-American social activist, applied for membership to the course's Women's Golf Club.⁵¹ The Caucasian-only group denied her application and Hathaway brought up the matter with Supervisor Kenneth Hahn.⁵² Hathaway argued that the association was not allowed to discriminate based on race when practicing on County-owned land, which she and other minorities paid taxes to help maintain. Hahn agreed, and the group was expelled from the golf course. He extended the ban throughout the County, forcing all-white golf groups to diversify and admit people of color golfers.⁵³ A nondiscrimination clause was added to County Department facilities contracts:

*Concessionaire agree that he shall not make any discrimination, distinction, or restriction on account of color, race, religion, ancestry, or national origin contrary to the provisions of Section 51 of the Civil Code of the State of California which is incorporated herein by reference as if set forth here at in full.*⁵⁴

Western Avenue Golf Course became integrated and many notable African-American golfers, such as Charles Sifford, consecutively and consistently practiced at the golf course during the height of their careers.

In 1955, Charles "Charlie" Sifford and Ted Rhodes were the first African-American golfers to play at the Gardena Valley Open Golf Tournament held at Western Avenue Golf Course.⁵⁵ Sifford was the first African-American to be admitted on a PGA Tour, joining the 1960 season. He won the 1967 Greater Hartford Open Invitational, the 1969 Los Angeles Open, and the 1975 PGA Seniors' Championship.⁵⁶ In 2004, Sifford was the first African-American to be enshrined in the World Golf

⁴⁸ "Male and Female Golf Meet Scheduled Here June 21st." 17 June 1948. *Los Angeles Sentinel*.

⁴⁹ Lewis, Jason. "Black History Month: The First Black Golfers." 3 February 2012. *Los Angeles Sentinel*. <https://lasentinel.net/black-history-month-the-first-black-golfers.html>

⁵⁰ County of Los Angeles Department of Parks and Recreation. "Annual Report: Fiscal Year." June 30, 1954. Board of Supervisors

⁵¹ Clark, Libby. "A 'Taste' of History- A Remembrance." 10 April 2003. *Los Angeles Sentinel*.

⁵² Dailey, John. "Divot Diggings: Maggie's Struggle Not a Piece of Cake." 27 October 1994. *Los Angeles Sentinel*.

⁵³ Clark, Libby. "A 'Taste' of History- A Remembrance." 10 April 2003. *Los Angeles Sentinel*.

⁵⁴ Dailey, John. "Divot Diggings: Maggie's Struggle Not a Piece of Cake." 27 October 1994. *Los Angeles Sentinel*.

⁵⁵ "Ted Rhodes, Charles Sifford Will Play in Golf Meet Here." 17 November 1955. *Los Angeles Sentinel*.

⁵⁶ "Timeline of African American achievements in golf." 4 February 2011. *Professional Golfer's Association*. <http://www.pga.com/timeline-African-American-achievements-in-golf>

Hall of Fame. In 2015, President Barack Obama honored him with the nation's highest civilian honor, the Presidential Medal of Freedom.⁵⁷ Sifford was recognized for his success at the golf course in 2015, when 120th Street was changed to Charlie Sifford Drive in his honor. His son, Charles Sifford Jr., accepted a duplicate of the street sign from County Supervisor Mark Ridley-Thomas (Figure 16, *County Supervisor Mark Ridley-Thomas and Charles Sifford Jr. at Dedication of Charlie Sifford Drive*; Figure 17, *View of Charles Sifford Plaque, Chester Washington Golf Course*).⁵⁸



Figure 16. County Supervisor Mark Ridley-Thomas and Charles Sifford Jr. at Dedication of Charlie Sifford Drive

SOURCE: *Los Angeles Wave Newspapers, 2015*

⁵⁷ Wanlass, Don. "Sports Digest: Street Renamed in honor of Charlie Sifford." 20 August 2015. *Los Angeles Wave*. <http://wavenewspapers.com/sports-digest-street-renamed-in-honor-of-charlie-sifford/>

⁵⁸ Taylor, Barbara. "Charlie Sifford Gets a Los Angeles County Street Named in His Honor." August 2015. *African American Golfer's Digest*. <http://www.africanamericangolfersdigest.com/charlie-sifford-gets-a-los-angeles-county-street-named-in-his-honor/>



Figure 17. View of Charles Sifford Plaque, Chester Washington Golf Course
 SOURCE: Sapphos Environmental, Inc., 2016

Ted Rhodes, the player that sued his way into the U.S. Open in 1948, was another notable golfer that frequented Western Avenue Golf Course. Rhodes was recognized as the first African-American professional golfer, and went on to mentor Charlie Sifford. Debbie Rhodes, his daughter, remarked of the golf course: "It is not often as blacks that we get to talk about a place of fond memories and lasting friendships. Where black golfers got a start at making a name for themselves. This is what Chester Washington Golf Course (formerly Western Avenue Golf Course) meant to my father [Ted Rhodes]."⁵⁹

Other notable African-American golfers who practiced at the golf course on a regular basis include: Alton Duhon, Charlie Lee, Bill Spiller, Jim Brown, and heavy-weight boxer Joe Louis.⁶⁰

In 1956, construction began on the original clubhouse, now the pro shop, which was completed by 1958. In the early 1960s, much of the golf course landscaping was redesigned, and six bridges were constructed. A clubhouse was designed by Nielsen, Moffatt & Wolverton in 1963 and constructed in 1965. Nielsen, Moffatt & Wolverton were located out of Los Angeles and designed a number of hospitals, medical centers, and post offices.⁶¹

In March of 1972, the Minority Associated Golfers, with entertainment by the Jackson Five, dedicated the Junior Golfers Green. The event was notable for the musical group's surprise visit, in which the five singers and their baby brother Jackson doled out autographs.⁶²

⁵⁹ Dailey, John. "Washington Golf Course: Back to the Future." 26 June 1986. *Los Angeles Sentinel*.

⁶⁰ Wexler, Daniel. "History in the Making." 9 April 2007. *Los Angeles Times*. <http://www.latimes.com/sports/la-sp-history9apr09-story.html>

⁶¹ "Nielsen, Moffatt & Wolverton." 1970. *American Architects Directory*.

⁶² Maggie Hathaway, "Tee Time: Jackson 5 Signs Charter," 16 March 1972, pg. B3.

The golf course was renamed after newspaper magnate Chester L. Washington in 1982, a year before Washington's death. Chester L. Washington was an African-American newspaper magnate who started his career in Pittsburgh, Pennsylvania. After moving to Los Angeles, Washington served as the first African-American editor for the *Los Angeles Mirror-News* before taking a position as the editor of the *Los Angeles Sentinel*, the city's oldest black-owned weekly newspaper. In 1966, he bought the *Central News* and *Southwest News*, two weekly newspapers in South Los Angeles. Washington went on to purchase the five weekly *Wave* newspapers in 1971, eventually creating the 13-newspaper *Central News-Wave Publications*.⁶³

6.4 CHRONOLOGY

This section examines the construction and design history of the Chester Washington Golf Course and its buildings as seen Section 6.5, *Significance Evaluation*.

1. **1926**
O.T. Simpson set aside 120 acres for a golf course; John Dunn designed the landscaping.⁶⁴
2. **March 11, 1928**
The golf course officially opened as the La Avenida Golf Course.⁶⁵
3. **1930**
Local golfers organized the Avenida Golf Club.⁶⁶
4. **1931**
The golf course was renamed Western Avenue Golf Course.⁶⁷
5. **January 1954**
The County acquired Western Avenue Golf course.⁶⁸
6. **August 16, 1955**
F.R. Dobric and L.A. Calif completed drawings for a dining room addition to the existing building at Western Avenue Golf Course.⁶⁹
7. **October 1956**
Schroeder completed a floor plan design for the pro shop (original clubhouse) at the golf course.⁷⁰

⁶³ Hernandez, Marita. "Head of Black-Owned Newspaper Chain Dies." 1 September 1983. *Los Angeles Times*.

⁶⁴ Wexler, Daniel. "History in the Making." 9 April 2007. *Los Angeles Times*. <http://www.latimes.com/sports/la-sp-history9apr09-story.html>

⁶⁵ Jackson, Philip. Letter to Ray Dortch. "History and Prior Golf Promotion Program Designed for Western Avenue Golf Course 1974." 17 January 1978.

⁶⁶ Jackson, Philip. Letter to Ray Dortch. "History and Prior Golf Promotion Program Designed for Western Avenue Golf Course 1974." 17 January 1978.

⁶⁷ Jackson, Philip. Letter to Ray Dortch. "History and Prior Golf Promotion Program Designed for Western Avenue Golf Course 1974." 17 January 1978.

⁶⁸ County of Los Angeles Department of Parks and Recreation. "Annual Report: Fiscal Year." June 30, 1954. Board of Supervisors

⁶⁹ F.R. Dobric and L.A. Calif. "Interior Elevations and Details: Dining Room Addition to Existing Unit at Western Avenue Golf Course." 16 August 1955. Sheet No. 2

8. **January 18, 1957**
H. L. Architects completed designs for a concession stand and comfort station No. 2.⁷¹
9. **November 12–15 1959**
Mayor Adams W. Bolton of Gardena proclaimed Kiwanis Tournament Days.⁷²
10. **February 1960**
Builders completed the pro shop (original clubhouse).⁷³
11. **December 1960**
R.W.R. designed a tree planting program for the golf course.⁷⁴
12. **December 1961**
Fernan and Barry at the County Department of Engineering designed pedestrian bridges.⁷⁵
13. **December 1963**
Nielsen, Moffatt & Wolverton designed the current golf course clubhouse.⁷⁶
14. **October 1, 1969**
R.W.S. completed air conditioning additions to the golf course buildings.⁷⁷
- March 5, 1972**
15. Junior Golfers Green dedicated by Minority Associated Golfers, Maggie Hathaway, President; Kenneth Hahn, Supervisor; with dedication ceremonies by the Jackson Five.⁷⁸
16. **August 1974**
G.L. Polon completed drainage improvements for the golf course.⁷⁹
17. **November 1977**
Electrical plot plan for the driving range lighting was completed.⁸⁰

⁷⁰ Schroeder. Department of the County Engineer. "Floor Plan: New Clubhouse at Western Avenue Golf Course." October 1956. Sheet No. 3. Work Order No. 8818—05.

⁷¹ H.H. Department of County Engineer. "Concession Stand for Parks and Recreation at Western Ave Golf Course." 18 January 1957. Sheet No. 2.

⁷² Jackson, Philip. Letter to Ray Dortch. "History and Prior Golf Promotion Program Designed for Western Avenue Golf Course 1974." 17 January 1978.

⁷³ Schroeder. Department of the County Engineer. "Floor Plan: New Clubhouse at Western Avenue Golf Course." October 1956. Sheet No. 3. Work Order No. 8818—05.

⁷⁴ R.W.R. Department of County Engineer. "Tree Planting Program: Western Ave Golf Course." December 1960. Sheet No. 3.

⁷⁵ Barry and Fernana. Department of County Engineer. "Pedestrian Bridges at Western—Ave Golf Course." December 1961. Sheet No. 1. Work Order No. 8818—20.

⁷⁶ Nielsen, Moffatt and Wolverton Architects and Engineers. "Golf Course Clubhouse: Western Avenue Golf Course." December 1963. Sheet No. C-1. Spec. No. 2270.

⁷⁷ Levine and McCain Consulting Engineers. "Air Conditioning Addition to Western Avenue Golf Course Clubhouse." 12 December 1968. Cover Sheet.

⁷⁸ Maggie Hathaway, "Tee Time: Jackson 5 Signs Charter," 16 March 1972, *Los Angeles Sentinel*, pg. B3.

⁷⁹ G.L. Polon. Department of the County Engineer. "Western Ave Golf Course Drainage Improvements." August 1974.

⁸⁰ Architect. "Western Avenue Golf Course Driving Range Lighting." November 1977. Work Order No. 4101—82.

18. **January 1982**
County Board voted to rename Western Avenue Golf Course as Chester L. Washington Golf Course.⁸¹
19. **March 18, 1982**
County Board dedicated Chester L. Washington Golf Course.⁸²
20. **August 8, 1988**
County Department of Facilities management approved the design for general improvements at Chester Washington Golf Course.⁸³
21. **May 12, 1992**
Designed plan for waterscape system construction details was completed.⁸⁴
22. **November 14, 1995**
Designer completed golf cart storage addition to the clubhouse.⁸⁵
23. **2004**
Charles Sifford was the first African-American to be listed in the World Golf Hall of Fame.⁸⁶
24. **2012**
Exterior rectangular turquoise accent tiles on the clubhouse were removed and replaced with stucco.
25. **September 2012**
The pro shop front entry underwent renovation.⁸⁷
26. **March 2013**
The clubhouse interior was renovated; interior of the pro shop was redesigned.⁸⁸
27. **August 16, 2015**
120th Street was renamed in honor of Charles Sifford.
28. **2015**
President Obama awarded Charles Sifford the Presidential Medal of Freedom.⁸⁹

⁸¹ "Golf Course renamed." 20 January 1982. *Wave Newspapers*.

⁸² County of Los Angeles Department of Parks and Recreation. "Dedication: Chester L. Washington Golf Course." March 18, 1982. Pamphlet.

⁸³ Los Angeles County Facilities Management Department and Department of Parks and Recreation. August 8, 1988. "Chester Washington Golf Course Improvements: Phase II."

⁸⁴ O.D.R. "Waterscape System Construction Details." 12 May 1992.

⁸⁵ City of Pasadena. "Proposed Cart Storage Addition for American Golf Corp. Chester Washington Golf Course." 14 November 1995.

⁸⁶ Wanlass, Don. "Sports Digest: Street Renamed in honor of Charlie Sifford." 20 August 2015. *Los Angeles Wave*. <http://wavenewspapers.com/sports-digest-street-renamed-in-honor-of-charlie-sifford/>

⁸⁷ Golf Course Renovation Log. On file with the County.

⁸⁸ Golf Course Renovation Log. On file with the County.

⁸⁹ Wanlass, Don. "Sports Digest: Street Renamed in honor of Charlie Sifford." 20 August 2015. *Los Angeles Wave*. <http://wavenewspapers.com/sports-digest-street-renamed-in-honor-of-charlie-sifford/>

6.5 SIGNIFICANCE EVALUATION

Buildings and Structures

Chester Washington Golf Course includes four buildings and one structure that were evaluated to assess the eligibility of the facility in relation to making a determination regarding the eligibility of the golf course as a whole for listing in the NRHP, CRHR, or County Register. There is a total of approximately 23,550 square feet in the buildings and structures evaluated (Table 6.5-1, *Buildings and Structures Evaluated*; Figure 18, *Significance Evaluation Map, Chester Washington Golf Course*).

**TABLE 6.5-1
BUILDINGS AND STRUCTURES EVALUATED**

Building/Structure	Construction Year	Alteration Year	Demolition Year	Architect(s)	Builder(s)	Area (Sq. Ft.)	No. of Stories	Contributing	Non-Contributing	Historic District or Contributing Element	Period of Significance
Clubhouse	1965	2012/2013	N/A	Nielsen-Moffatt and Wolverton	LA-KE Construction Company	16,669	2	X		Contributing Element	1965
Pro Shop	1957-58	2012/2013	N/A	Schroeder (County Engineer)	Unknown	4,270	1	X		Contributing Element	1957-58
Bridge	1962	N/A	N/A	Fernan and Barry (County Engineers)	Unknown	27	N/A	X		Contributing Element	1962
Comfort Station No. 2	1957	N/A	N/A	H. L. Architects	Unknown	1,442	1	X		Contributing Element	1957
Concession Stand	1957	N/A	N/A	H. L. Architects	Unknown	1,142	1	X		Contributing Element	1957



FIGURE 18
 Significance Evaluation Map, Chester Washington Golf Course

Clubhouse

Designed in 1962 and built in 1965, the 16,669-square-foot clubhouse is a Mid-Century Modern-style building (Figure 19, *Design Plan for Clubhouse [1962], Chester Washington Golf Course*; Figure 20, *Construction of Clubhouse [1965], Chester Washington Golf Course*). The clubhouse was designed by Los Angeles-based architects Nielsen, Moffatt & Wolverton in 1962, and built by LA-KE Construction Company in 1965.



Figure 19. Design Plan for Clubhouse (1962), Chester Washington Golf Course
SOURCE: Los Angeles County Department of Public Works, 1962



Figure 20. Construction of Clubhouse (1965), Chester Washington Golf Course
SOURCE: Los Angeles County Department of Public Works, 1965

The clubhouse has a complex, horseshoe-shaped floor plan, flat roof, and stuccoed exterior. A projecting concrete porte-cochere provides a symmetrical compliment to the otherwise low and unassuming façade. This entrance, originally a lighter color and adorned in selected locations with turquoise tiles, has been heavily altered in the past few years, and is missing much of its original historic fabric. Additionally, rough-hewn stone veneer was added to the median and entrance surround during this alteration (Figure 21, *View of Altered Clubhouse, Chester Washington Golf Course*).



Figure 21. View of Altered Clubhouse, Chester Washington Golf Course
SOURCE: *Sapphos Environmental, Inc., 2016*

The southeastern façade is concave and curved with large, floor-to-ceiling windows. A deep, projecting overhang accentuates the curvilinear form of the building. Turquoise tile was removed in the 2012/2013 renovation (Figure 22, *View of Clubhouse Southeastern Façade, Chester Washington Golf Course, 2010*; Figure 23, *View of Clubhouse Southeastern Façade, Chester Washington Golf Course, 2016*).



Figure 22. View of Clubhouse Southeastern Façade, Chester Washington Golf Course, 2010
SOURCE: *County of Los Angeles Department of Parks and Recreation, 2010*



Figure 23. View of Clubhouse Southeastern Façade, Chester Washington Golf Course, 2016
SOURCE: Sapphos Environmental, Inc., 2016

Atkins previously found the clubhouse ineligible for listing in the CRHR for its architecture pursuant to Criterion 3.⁹⁰ The clubhouse lost some of its integrity after a 2012/2013 renovation, in which some of the entrance's original historic fabric was removed. However, removal of the historic tile, paint, and added rock veneer alterations are reversible which is in keeping with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. Moreover, although the building has lost some integrity, it retains sufficient integrity with its general form and historic fabric to convey significance and reflect its history of hosting notable events and people. Therefore, it contributes to a potential historic district and is eligible for listing in the CRHR and County Register pursuant to Criteria 1 and 2 for its connection with the integration of golf courses in Los Angeles and association with notable African-American golfers Charlie Sifford, Maggie Hathaway, and Ted Rhodes among others. The pro shop as an individual resource does not sufficiently convey an association with significant events and persons to rise to the threshold for listing in the NRHP, CRHR, or County Register pursuant to any criteria.

Pro Shop

The 4,270-square-foot pro shop was designed in 1956 and is situated in the north-central region of the golf course (Figure 24, *Design of Original Clubhouse, Chester Washington Golf Course*). It has an 'L'-shaped floor plan and a cross-gable roof with a projecting awning upheld by columns (Figure 25, *View of Pro Shop [1958], Chester Washington Golf Course*).

⁹⁰ Harris, Brandy and Kelley Russell (Atkins). Letter to Joan Rupert (County). "CRHP Eligibility Assessment of the Chester L. Washington Golf Course Clubhouse." 13 August 2012. *Memorandum*.



Figure 24. Design of Original Clubhouse, Chester Washington Golf Course
SOURCE: County of Los Angeles Department of Parks and Recreation, 1956



Figure 25. View of Pro Shop (1958), Chester Washington Golf Course
SOURCE: Los Angeles County Department of Public Works, 1958

Wood siding clads the exterior, and single- and double-light casement windows line the south and west facades of the building (Figure 26, *Northeast Facing View of Pro Shop, Chester Washington Golf Course*). A large concession window that opens to the pro shop's office is located in the southwest corner of the building. The pro shop was designed by County Engineer Schroeder and completed between 1957 and 1958.



Figure 26. Northeast Facing View of Pro Shop, Chester Washington Golf Course
SOURCE: *Sapphos Environmental, Inc., 2016*

Atkins previously found the pro shop ineligible for listing in the CRHR for its architecture pursuant to Criterion C/3.⁹¹ However, the pro shop retains its integrity and has not been evaluated for listing in the NRHP or County Register or for listing in the CRHR pursuant to Criteria A/1, B/2, or D/4.

The pro shop has not undergone heavy renovations or changes and retains its integrity. The pro shop was one building that facilitated the use of the golf course for African-American players. Therefore, it contributes to a potential historic district and is eligible for listing in the CRHR and County Register pursuant to Criteria 1 and 2 for its connection with the integration of golf courses in Los Angeles and association with notable African-American golfers Charles Sifford, Maggie Hathaway, and Ted Rhodes among others. The pro shop does not convey this significance as an individual resource sufficiently to merit listing in the NRHP, CRHR, or County Register pursuant to any criteria.

Bridge

The original bridge located at the golf course is evident in a 1958 photograph (Figure 27, *View of Original Bridge [1958], Chester Washington Golf Course*). However, the golf course grounds underwent a major reconfiguration in 1962, and new bridges were constructed to make different regions of the golf course more accessible.⁹²

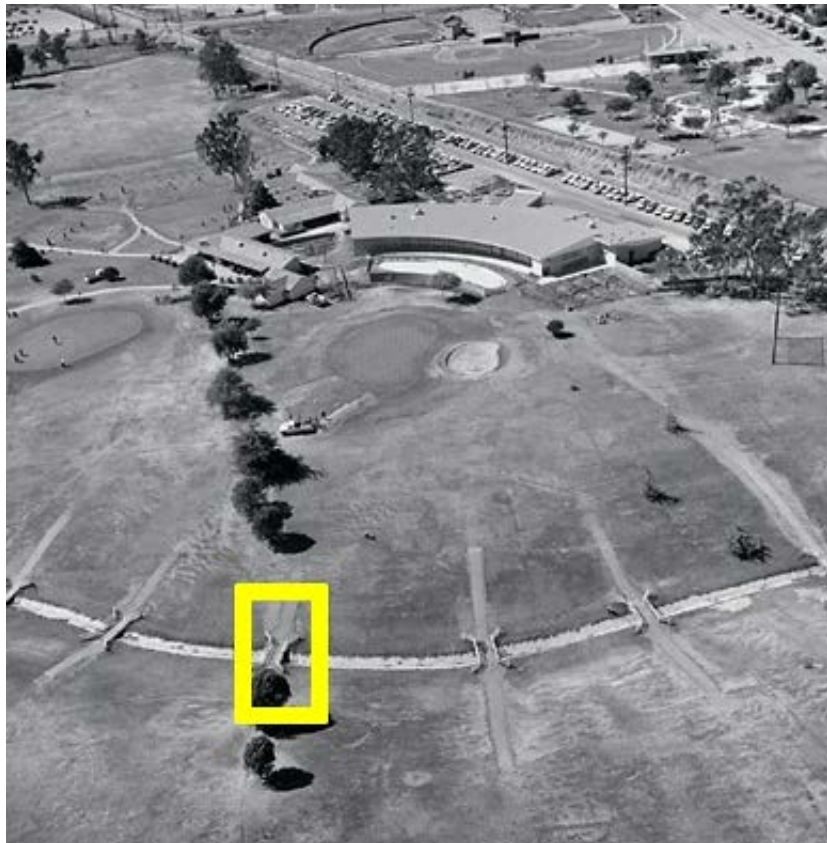
⁹¹ Harris, Brandy and Kelley Russell (Atkins). Letter to Joan Rupert (County). "CRHP Eligibility Assessment of the Chester L. Washington Golf Course Clubhouse." 13 August 2012. *Memorandum*.

⁹² Barry and Fernana. Department of County Engineer. "Pedestrian Bridges at Western—Ave Golf Course." December 1961. Sheet No. 1. Work Order No. 8818—20.



Figure 27. View of Original Bridge (1958), Chester Washington Golf Course
SOURCE: *Los Angeles County Department of Public Works, 1958*

One of the six bridges built at this time appears to remain standing near the grove of Eucalyptus trees (Figure 28, *Aerial View of Bridges [1965; Existing Bridge Outlined]*, Chester Washington Golf Course). This structure is located in the north-central region of the golf course (Figure 29, *View of Bridge Facing East, Chester Washington Golf Course*). The bridge is constructed of concrete with metal railings that project outward at each edge.



**Figure 28. Aerial View of Bridges (1965) (Existing Bridge Outlined),
Chester Washington Golf Course**

SOURCE: *County of Los Angeles Department of Parks and Recreation, 1965*



Figure 29. View of Bridge Facing East, Chester Washington Golf Course
SOURCE: *Sapphos Environmental, Inc., 2016*

The bridge has not undergone heavy renovations or changes and retains its integrity. The bridge is the last remaining of six structures from the 1962 landscaping of the golf course. Therefore, it contributes to a potential historic district and is eligible for listing in the CRHR and County Register pursuant to Criteria 1 and 2 for its connection with the integration of golf courses in Los Angeles and association with notable African-American golfers Charles Sifford, Maggie Hathaway, and Ted Rhodes among others. The bridge does not convey this significance as an individual resource sufficiently to merit listing in the NRHP, CRHR, or County Register pursuant to any criteria.

Comfort Station No. 2

Located in the southwestern corner of the golf course, comfort station no. 2 was likely constructed in 1957 alongside the concession stand (Figure 30, *View of Comfort Station No. 2, Chester Washington Golf Course*). Comfort station No. 2 measures 1,442 square feet and has a rectangular floor plan. Constructed of concrete masonry units (CMUs) the building has a raised, low-pitched gable roof with a central concrete ridge pole and exposed rafter tails. Projecting CMUs on each corner imitate quoins. Entrances flank each end of the building. H.L. Architects likely designed the comfort station.



Figure 30. View of Comfort Station No. 2, Chester Washington Golf Course
SOURCE: Sapphos Environmental, Inc., 2016

Comfort station No. 2 has not undergone heavy renovations or changes and retains its integrity. Therefore, it contributes to a potential historic district and is eligible for listing in the CRHR and County Register pursuant to Criteria 1 and 2 for its connection with the integration of golf courses in Los Angeles and association with notable African-American golfers Charles Sifford, Maggie Hathaway, and Ted Rhodes among others. Comfort station No. 2 does not convey this significance as an individual resource sufficiently to merit listing in the NRHP, CRHR, or County Register pursuant to any criteria.

Concession Stand

The Mid-Century Modern-style concession stand was designed and constructed in 1957 of CMUs (Figure 31, *Design for Concession Stand [1957], Chester Washington Park*). With a square footprint, the concession stand's complex shape is created from its slightly slanted flat asymmetrical roof situated to project over each secondary façade of the building, rather than the typical corners (Figure 32, *View of Concession Stand, Chester Washington Golf Course*). Exposed ridge poles hold the roof and accentuate the building's abstracted form. Projecting metal sheaves create counters below concession windows. The concession stand was constructed by H.L. Architects.

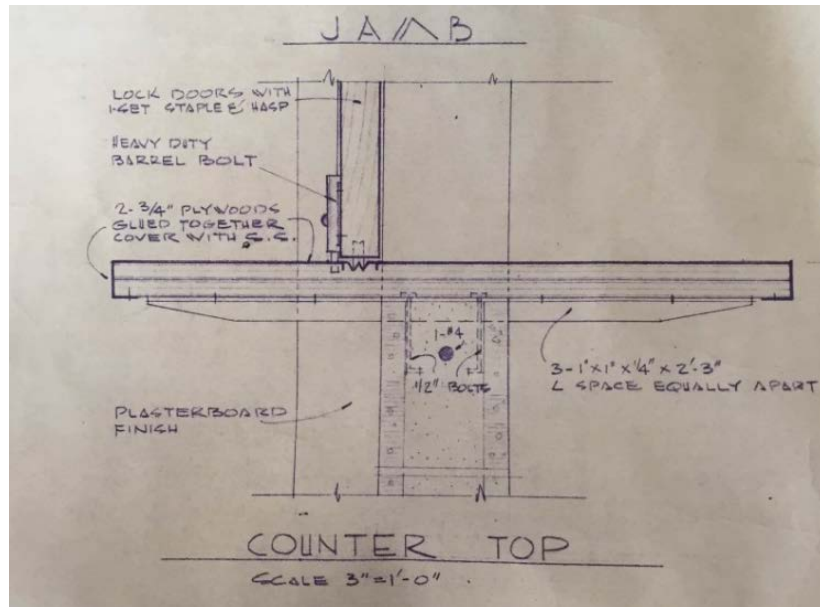


Figure 31. Design for Concession Stand (1957), Chester Washington Park
 SOURCE: County of Los Angeles Department of Parks and Recreation, 1957



Figure 32. View of Concession Stand, Chester Washington Golf Course
 SOURCE: Sapphos Environmental, Inc., 2016

The concession stand has not undergone heavy renovations or changes and retains its integrity. Therefore, it contributes to a potential historic district and is eligible for listing in the CRHR and County Register pursuant to Criteria 1 and 2 for its connection with the integration of golf courses in Los Angeles and association with notable African American golfers Charles Sifford, Maggie Hathaway, and Ted Rhodes among others. The concession stand does not convey this significance as an individual resource sufficiently to merit listing in the NRHP, CRHR, or County Register pursuant to any criteria.

Fairways and Greens

Chester Washington Golf Course was opened in 1928 as the La Avenida Golf Course, although landscaping began in 1926. The areas of play were originally part of a 1,500 acre ranch owned by the O.T. Johnson Corporation from the early 20th century.⁹³ O.T. Johnson allotted 120 acres for a golf course in the area, and the course was designed by John Dunn.⁹⁴ It was acquired by the County in 1954 (Figure 33, *View of Areas of Play [1958], Chester Washington Golf Course*).



Figure 33. Views of Areas of Play (1958), Chester Washington Golf Course
SOURCE: *Los Angeles County Department of Public Works, 1958*

The areas of play have been subject to multiple modifications. In 1961, Fernan and designed pedestrian bridges, only one of which still exists.⁹⁵ In 1974, G.L. Polon completed drainage improvements for the golf course.⁹⁶ Electrical plot plan for driving range lighting was completed in 1977.⁹⁷ In 1988, County Department and Department of Facilities management approved design for general improvements at Chester Washington Golf Course.⁹⁸ The golf course saw a new waterscape system in 1992.⁹⁹ The landscaping of the greens has been replaced over the course of time due to the natural senescence cycles of plants. Therefore, excluding the bridge, it is not eligible for listing in the NRHP, CRHR and County Register pursuant to Criteria A/1, B/2, C/3, or D/4.

⁹³ Jackson, Philip. Letter to Ray Dortch. "History and Prior Golf Promotion Program Designed for Western Avenue Golf Course 1974." 17 January 1978.

⁹⁴ Wexler, Daniel. "History in the Making." 9 April 2007. *Los Angeles Times*. <http://www.latimes.com/sports/la-sp-history9apr09-story.html>

⁹⁵ Barry and Fernana. Department of County Engineer. "Pedestrian Bridges at Western—Ave Golf Course." December 1961. Sheet No. 1. Work Order No. 8818—20.

⁹⁶ G.L. Polon. Department of the County Engineer. "Western Ave Golf Course Drainage Improvements." August 1974.

⁹⁷ Architect. "Western Avenue Golf Course Driving Range Lighting." November 1977. Work Order No. 4101—82.

⁹⁸ Los Angeles County Facilities Management Department and Department of Parks and Recreation. August 8, 1988. "Chester Washington Golf Course Improvements: Phase II."

⁹⁹ O.D.R. "Waterscape System Construction Details." 12 May 1992.

Chester Washington Golf Course

Chester Washington Golf Course is a property with exceptional historical significance as the site of an important political and cultural event in the history of the African-American golfers in the state of California. Originally the La Avenida Golf Course, then the Western Avenue Golf Course, the facility served as the first major golf course to be integrated after racial discrimination leading into the 1950s. Previously hosting a Caucasian-only golf club, Western Avenue Golf Course was forced to diversify their golf course, opening it to players of color after the County purchased it. The golf course later served as a home field for many professional African-American golfers. Therefore, Chester Washington Golf Course is eligible for listing as a potential historic district in the CRHR and County Register pursuant to Criteria 1 for its association with the integration of minority golf players in the Los Angeles region.

A number of incredibly notable African-American activists and golfers forced social change at Chester Washington Golf Course. Maggie Hathaway, a noted civil rights advocate, brought attention to the Western Avenue Women's Golf Club when they rejected her bid for membership because she was black. Hathaway fought until the club was exiled from the golf course, formed her own people of color-inclusive golf club, and advocated for an integrated golf course. African-American golfers began to pour into the Western Avenue Golf Course, including notable African-American golfers such as Charlie Sifford, Ted Rhodes, and Joe Louis. Many of these golfers were involved at the golf course during the height in their careers, and lauded the facility's inclusive atmosphere. Therefore, Chester Washington Golf Course is eligible for listing as a potential historic district in the CRHR and County Register pursuant to Criteria 2 for its connection with a number of notable local and national African-American golfers that broke the previously restricted sport and paved the way for later sportsmen like Tiger Woods.

Chester Washington Golf Course was not designed by a master architect, and is not noted for its landscape design or for its unique landscape features. The concept of the design is utilitarian in execution, and does not reflect a historic trend or school of thought. Rather, Chester Washington Golf Course is a common example of this resource type. Therefore, Chester Washington Golf Course does not embody the distinctive characteristics of a type, period, or method of construction. The golf course, inclusive of the appurtenant buildings, facilities, and landscape, is not eligible for listing in the NRHP, CRHR, or County Register pursuant to Criterion C/3.

Chester Washington Golf Course was constructed using common and utilitarian materials and does not have the potential to yield information regarding local building traditions and methods. Therefore, Chester Washington Golf Course, inclusive of the appurtenant buildings, facilities, and landscape, is not eligible for listing in the NRHP, CRHR, or County Register pursuant to Criterion D/4.

Much of Chester Washington Golf Course has not been altered since the construction of the clubhouse in 1965; only the clubhouse itself has undergone renovation. Therefore, the setting, buildings, and structures retain sufficient historic integrity and meet the criteria for listing as a historic district because of their association with the integration of Los Angeles golfing communities and with notable African-American golfers in the CRHR and County Register pursuant to Criteria 1 and 2. The period of significance is from 1954 to 1967 when the golf course was constructed and notable African-American golfers were active at the site.

SECTION 7.0 CONCLUSION

Chester Washington Golf Course, inclusive of the appurtenant buildings and structures, meets the criteria to be treated as a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. The setting, buildings, and structures retain sufficient historic integrity and meet the criteria for listing as a historic district for their association with integrated golfing and notable African-American golfers and activists including Maggie Hathaway, Charles “Charlie” Sifford, and Ted Rhodes (Appendix E, *DPR 523 Forms*). Chester Washington Golf Course is eligible for listing on the California Register of Historical Resources and the County of Los Angeles Register of Landmarks and Historic Districts.

In general, the resources at Chester Washington Golf Course are significant for their association with an event and people, not for their architecture, yet still need to be protected as they contribute to the conveyance of that significance. In general, the structure and building resources found significant at Chester Washington Golf Course can be preserved with common methods of careful maintenance, but may also benefit by guidance from the Secretary of the Interior’s *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and related U.S. National Park Service *Preservation Briefs Nos. 1, 4, 6, 15, and 47* (Appendix F, *National Park Service Preservation Briefs*).¹

In addition to the significance evaluation, a review of the record search was conducted to ensure that any recorded archaeological sites within or near Chester Washington Golf Course was considered. One archaeological study has been conducted within the golf course boundaries. Six archaeological studies have been conducted exclusively within the 0.25-mile buffer zone. No unique archaeological resources, as defined in Section 21083.2 of the Public Resource Code, have been identified within or near Chester Washington Golf Course.

Although a record search was completed, a Phase I Pedestrian Survey to assess the presence or absence of archaeological resources was not completed. Generally, in existing developed parks or golf courses, native soils will be several feet below grade due to prior excavation and grading activities that were conducted for constructing buildings and structures, irrigation, and landscaping. Projects that can be reviewed pursuant to a CEQA Categorical Exemption would not likely create an unusual circumstance with regard to archaeological resources unless a project requires grading and excavation of native soils not disturbed during construction, maintenance, and operation of the park or golf course. Any work that involves earth-moving activity in previously undisturbed native soils should be monitored by, at minimum, workers that have received cultural resource training pursuant to a cultural resources management plan and worker education and awareness program.

Currently, Los Angeles County has a limited number of open spaces; therefore, effective planning and the salvage of historical resources are crucial. Based on this evaluation, it is anticipated that future renovations proposed by the County of Los Angeles Department of Parks and Recreation would not result in impacts to historical resources with implementation of the previously identified *Preservation Briefs* in accordance with the Secretary of the Interior’s *Standards for the Treatment of Historic Properties*.

¹ “Preservation Briefs.” U.S. National Park Service. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

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APPENDIX A

RESUMES OF KEY PERSONNEL

Marie C. Campbell, MA

Principal

Certified Wetland Delineator

MA, Geography, Geomorphology/
Biogeography, UCLA

- Ensure technical and procedural adequacy pursuant to NEPA, CEQA, and other federal, state, and local statutes and regulations
- Agency coordination
- Coordination with special interests
- Identify opportunities for issue resolution
- Public outreach
- Quality assurance / quality control

Years of Experience: 30 +

Relevant Experience:

- SCAG 2015 RTP/SCS PEIR
- Union Station Master Plan PEIR
- Martin Luther King Jr. Medical Center Campus EIR
- St. John's Wellness Center EA
- Arroyo Seco Master Plan EIR/CE
- Grand Avenue Realignment and Music Center Improvement Project EIR/CE
- Plaza de Cultura y Artes EIR/CE
- Hollywood Bowl Acoustical Shell Replacement Project EIR
- KROC Community Center EIR
- Kenneth Hahn Regional Park Ballfield Complex EIR
- Rehabilitation and Adaptive Reuse of Boddy House Garage CE
- Bosque del Rio Hondo MND/EA
- College Park Mixed Use EIR
- China Shipping Yard EIS/EIR
- ROEN Development Section 8 Housing CE
- Marina del Rey Affordable Housing Policy MND
- County Ordinance to Ban Single-use Carryout Plastic Bags EIR and Subsequent Addendum EIRs for five cities
- Bellingham School and 4th Avenue School EIRs

Ms. Marie Campbell, owner of Sapphos Environmental, Inc., is an environmental compliance specialist with more than 30 years of experience in managing environmental documents prepared pursuant to National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA) for projects involving complex community development and infrastructure issues. Ms. Campbell has served as the principal-in-charge for a wide range of other projects including transportation, community development, and healthcare projects.

Ms. Campbell serves as the principal-in-charge providing strategic environmental compliance oversight and quality assurance for the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy Program EIR, a comprehensive document that evaluates transportation improvement projects and land use patterns for six counties and 191 cities in the SCAG region. Ms. Campbell serves in a comparable capacity for LA Metro's Union Station Master Plan EIR and the Doran Grade Street Separator SE/CE. She has also provided environmental compliance services for the Crenshaw/LAX and Regional Connector transit corridor projects, including SWPPP oversight, archaeological and paleontological monitoring, evaluation of historic structures, and noise and vibration monitoring.

Having started her career as an Environmental Compliance Specialist with the U.S. Army Corps of Engineers, she has an extensive background in NEPA, as well as CEQA, and has overseen documents for a variety of community development projects, including mixed use projects, schools, community facilities, and parks. She served as the project manager for the College Park Mixed-Use project EIR, Keeler Dunes Dust Control Project EA/EIR, the Plaza de Cultura y Artes EIR/CE, the KROC Community Center EIR, Lennox Section 8 housing CE, and the Music Center Annex CE. Many of these community development projects have involved rights-of-way on federal lands, or the use of federal funds, including the Department of Housing and Urban Development, Federal Highway Administration, and Federal Railroad Administration. She has served as project manager for the Arroyo Seco Master Plan EIR, the Grand Avenue Realignment Project EIR/CE, the Hollywood Bowl EIR, the Kenneth Hahn Regional Park EIR, and the Bosque del Rio Hondo MND/EA. For each of these projects, Ms. Campbell directed the organization and scope of the environmental analysis, provided quality assurance for written work products, conducted the public outreach meetings, agency coordination, and made public presentations before the respective decision-making body.

She served as the principal-in-charge for the Martin Luther King Jr. Medical Center EIR to facilitate reopening of an interim Outpatient Hospital and construction of the Multi-Service Ambulatory Care Center, in the wake of a controversial closure of the facility that left a large area of south central Los Angeles with compromised accessibility to healthcare, particularly emergency medical services. She served in a comparable capacity for the St. John's Wellness Center EA and the Long Beach Memorial Medical Center EIR.

Ms. Campbell is recognized by the LA Bar Association as an expert witness for NEPA and CEQA. The majority of projects for which environmental compliance documentation has been prepared have not involved litigation; however, in each of the 13 cases (on 11 projects) that were litigated, Sapphos Environmental, Inc.'s client prevailed and was able to proceed with the project as analyzed. She serves on the board of the National Association of Environmental Professionals and the California Association of Environmental Professionals.

Carrie E. Chasteen, MS, BA

Senior Historic Resource Specialist

MS, Historic Preservation,
School of the Art Institute of
Chicago, Chicago, IL

BA, History and Political
Science, University of South
Florida, Tampa, FL

Phi Alpha Theta historical honor
society

- Cultural resources management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Historic American Building Survey (HABS) and Engineering Record (HAER) documentation
- Historic Property Survey Reports (HPSRs)
- Historical Resources Evaluation Reports (HRERs)

Years of Experience: 15+

Relevant Experience

- Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Historic Preservation Commissioner, City of Pasadena, CA
- Historic consultant for the Shangri La Hotel renovation project, Santa Monica, CA
- Principal Architectural Historian for the Interstate 10 (I-10) Corridor Project
- HABS/HAER documentation for Mission Control at NASA JPL in Pasadena, CA

Ms. Carrie Chasteen has more than 15 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego Counties in Southern California. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), San Bernardino Associated Governments (SANBAG), Los Angeles County Department of Parks and Recreation, the City of Los Angeles, and various other State, county, and local government agencies.

Ms. Chasteen served as the historic consultant for the design team for the renovation of the Shangri La Hotel, Santa Monica, California, which won a historic preservation award from the Santa Monica Conservancy. For the Shangri La Hotel project, Ms. Chasteen documented and ranked the character-defining features of the building and structures on the property; reviewed plans for consistency with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*; assisted with developing creative solutions to meet the objectives of updating the hotel amenities while maintaining the historic character of the building; assisted with the entitlement process including presentations before the Planning Commission; and prepared Historic American Building Survey (HABS) documentation of the linoleum flooring which was set in unique patterns per room throughout the entire building. Additional experience includes serving as Principal Architectural Historian for the Interstate 10 (I-10) Corridor Project. For this project, Ms. Chasteen prepared a Historic Property Survey Report (HPSR), Historical Resources Evaluation Report (HRER), and a Finding of No Adverse Effect with Non-Standard Conditions (FNAE). As part of the FNAE, she conducted agency consultation with the Cities of Redlands, Upland, and Ontario, and with other interested parties including regional historical societies. Ms. Chasteen has also prepared Historic American Buildings Survey / Historic American Engineering Record (HABS / HAER) documentation for the former Caltrans District 7 headquarters building and the Space Flight Operations Facility, commonly referred to as Mission Control, a National Historic Monument, at the Jet Propulsion Laboratory (JPL) in Pasadena.

Ms. Chasteen is a member of the Society of Architectural Historians, National Trust for Historic Preservation, California Preservation Foundation, and Pasadena Heritage. Ms. Chasteen is also a Historic Preservation Commissioner for the City of Pasadena.

Alexandra I. Madsen, MA, BA

Senior Architectural Historian

MA, Art History, University of Texas at Austin, Austin, TX

BA (Magna Cum Laude), History, Saint Anselm College, Manchester, NH

- Cultural resources management and legal compliance
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation
- Secretary of the Interior's Standards for the Treatment of Historic Properties
- CEQA cultural resources analysis

Years of Experience: 5+

Relevant Experience

- Los Angeles County Department of Parks and Recreation Series 523 forms
- Los Angeles Unified School District Design Review Reports
- Historic American Buildings Survey Report and Pamphlet
- Historic Evaluations

Ms. Alexandra Madsen, Senior Architectural Historian for Sapphos Environmental, Inc., has over five years of experience in the field of cultural resource management including experience in historic institutions, museums, and firms. Ms. Madsen has a Master's Degree in Art History from the University of Texas at Austin, where she focused on built environments. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in History and Architectural History.

Ms. Madsen has experience in completing cultural resources reports and in evaluating properties under federal, State, and local criteria. She has surveyed, conducted research on, and evaluated over 20 Los Angeles County Parks. This work includes archival research, identification and evaluation reports, and Department of Parks and Recreation (DPR) Series 523 Forms. Ms. Madsen has also evaluated educational institutions for the Los Angeles Unified School District (LAUSD) as well as individual residential and commercial properties for various cities. This work required preparation of reports to demonstrate compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)*, preparation of DPR 523 series forms, and in some cases scoping for Environmental Impact Reports (EIR). She has worked on historic projects located in Los Angeles, Orange, and Kern Counties. She is experienced with the Secretary of the Interior's *Standards* and CEQA compliance.

Ms. Madsen comes from a background specializing in historical and pre-historical artifacts and resources. She has worked in research, curatorial, collections management, and educational capacities. As a senior student assistant at the UT Dolphe Briscoe Center for American History, curatorial assistant at Gunn Memorial Historical Museum, and research intern at the Institute for American Indian Studies, Ms. Madsen was responsible for collections management and archival work. Moreover, she has participated in archaeological excavations in Italy and Connecticut.

Ms. Madsen is a member of the National Trust for Historic Preservation, California Preservation Foundation, L.A. Conservancy, Pasadena Heritage, and Highland Park Heritage Trust.

Donald M. Faxon, MA, BS

Architectural Historian Preservation Specialist

MA, *Historic Preservation,
Savannah College of Art &
Design, Savannah, GA*

BS, *Public Communications,
Boston University, Boston,
MA*

- *Cultural resources management and legal compliance*
- *History of California*
- *Identification and evaluation of the built environment*
- *Archival documentation*
- *Historic preservation consultation*
- *Historic treatment planning, monitoring, and management.*
- *ADA assessment*
- *Historic structure reports and conditions assessment*
- *Scientific materials evaluation*
- *Architectural history*

Years of Experience: 25 +

- *Society of Architectural Historians*
- *Former Cultural Heritage Commissioner, City of Sierra Madre*
- *Sigma Pi Kappa Historic Preservation Fellowship*
- *Former Historical Architect at a State Historic Preservation Office (SHPO)*
- *Section 106 reports*

Donald M. Faxon has professional experience as both an Architectural Historian and Architectural Preservation Specialist. He served as Senior Historical Architect at a state office of historic preservation (SHPO) and as a city Cultural Heritage Commissioner; and has worked for the National Park Service and the National Trust for Historic Preservation. He has explained, interpreted, applied, and/or enforced the Secretary of the Interior's Standards in positions on both coasts. His experience includes providing inventory, significance evaluations, re-use studies, and interpretation options. He also provides architectural technical expertise in design review, visual and scientific condition assessments, preservation and conservation treatments, historic structure reports, project monitoring, compatible integration design for code required elements, and accessibility planning for the disabled. Additional skills include architectural project planning and monitoring. He has prepared technical reports for historical built environment resources to satisfy compliance requirements under CEQA, Section 106, and local ordinances.

Mr. Faxon has more than 25 years of experience as a historic preservation professional on projects involving a wide variety of building, structure and landscape styles and types, including agricultural, maritime, industrial, residential, commercial, transportation, civic, religious, entertainment, and military related resources.

Mr. Faxon's selected project experience includes:

- Secretary of the Interior's Standards Conformance Review for Los Angeles Unified School District's Lincoln High School HVAC Project.
- Evaluation and recommendations for properties owned by the Preservation Society of Newport County (The Newport Mansions) for Americans with the Disabilities Act (ADA) accessibility, Newport, RI.
- Secretary of the Interior's Standards evaluation of "Old State House" buildings and other properties owned by the State Government of Rhode Island for repair, restoration, and ADA accessibility, Providence, RI, including design recommendations and implementation.
- Evaluation of the state-owned Veteran's Auditorium in Providence, RI for ADA accessibility.
- Evaluations and historic contexts for multiple County parks for the Los Angeles Department of County Parks and Recreation, including assessment for the NRHP, SRHP, and County Register.
- Cultural Resource Management Plan research and preparation for the Los Angeles Department of County Parks and Recreation.
- CEQA evaluation of historical significance and design review of a proposed rehabilitation, San Luis Obispo, CA.
- Administration and monitoring of Congressionally-funded seismic disaster grant projects at Castle Green Apartments, Pasadena, CA; Shrine Auditorium, 665 Western Boulevard, Los Angeles, CA; and Case Study House Number 18, 199 Chautauqua Blvd, Pacific Palisades, CA.
- Field evaluations and recommendations for endangered properties at Rocky Mountain National Park, CO.

APPENDIX B

RECORD SEARCH RESULTS, CHESTER WASHINGTON GOLF COURSE*

*Appendix B, *Record Search Results, Chester Washington Golf Course* has been provided to the County of Los Angeles as a separate .ZIP file.

Appendix B, *Record Search Results, Chester Washington Golf Course* ("Submitted Record") is designated confidential and must be managed as confidential, pursuant to California Government Code § 6254(r). The Submitted Record must be managed as confidential information by the County of Los Angeles to protect cultural resources from risk that the information could be used to loot, vandalize, or otherwise damage sensitive cultural, archaeological, or paleontological resources. The Submitted Record contains sensitive information related to cultural, archaeological or historical objects, structures, landscapes, resources, sacred places, or sites of concern to local Native Americans or other ethnic groups, or resources or objects described in California Public Resources Code §§ 5097.9 or 5097.993. The Submitted Record may not be released to the public. The submitted record is provided to the County, limited to use by those in a "need to know" position for use in ongoing operations and maintenance activities, and advance planning effort.

APPENDIX C

SAPPHOS ENVIRONMENTAL, INC. SOURCES*

*Appendix C, *Sapphos Environmental, Inc. Sources* has been provided to the County of Los Angeles as a separate .ZIP file.

APPENDIX D

***COUNTY OF LOS ANGELES DEPARTMENT OF
PARKS AND RECREATION SOURCES***

REFERENCE MATERIALS*

- "Golf Course renamed." 20 January 1982. Inglewood Hawthorne Wave (Los Angeles, CA). (C Washington Golf-1.pdf, pg. 1-2)
- American Architects Directory. 1970. "Nielsen." (Nielsen, Moffatt, Wolverton.pdf)
- Chester Washington Golf Course fact sheet. (doc20160907140721.pdf)
- County of Los Angeles Department of Parks and Recreation. 18 March 1982. Chester L. Washington Golf Course Dedication program. (Los Angeles, CA). (C Washington Golf-1.pdf, pg. 3)
- County of Los Angeles Department of Parks and Recreation. 30 November 1967. "Screen Actor to Star as Professional Golfer." (C Washington Golf-1.pdf, pg. 13)
- County of Los Angeles Department of Parks and Recreation. n.d. "Landscaping of Western Avenue Center Islands Starts." (C Washington Golf-1.pdf, pg. 14)
- County of Los Angeles Department of Parks and Recreation. n.d. Chester Washington Golf Course timeline and history. (Western Avenue Golf.pdf)
- Harris, Brandy and Kelley Russell, Atkins. 13 August 2012. Memo to Joan Rupert, County of Los Angeles Department of Parks and Recreation. Subject: CRHP Eligibility Assessment of the Chester L. Washington Golf Course Clubhouse, Los Angeles, Los Angeles County, California. (Chester_Washington_Clubhouse_Memorandum.pdf)
- Hathaway, Maggie. 6 April 1972. "Tee Time: Junior Putting Green." *Los Angeles Sentinel*. (C Washington Golf-1.pdf, pg. 12)
- Jackson, Philip. 17 January 1978. Memo to Ray Dortch. Subject: History and Prior Golf Promotion Program Designed for Western Avenue Golf Course 1974. (C Washington Golf-1.pdf, pg. 5)
- Nielsen Sr, Riender.pdf
- San Pedro Chamber of Commerce Civic Affairs Committee. 9 January 1967. "Progress and This is Only the Beginning." (C Washington Golf-1.pdf, pg. 17)
- Woods, Charles A. 29 May 1967. Memo to E.R. Haines. Subject: Beautification of Center Island on Western Avenue in San Pedro. (C Washington Golf-1.pdf, pg. 15)

PHOTOGRAPHIC MATERIALS*

- Eleven (11) historical photos dated 1964 or 1965 from the Los Angeles County CEO Photo Unit
- Twenty-six (26) historical photos dated 1958, 1962, or 1965 from the Los Angeles County Department of Public Works
- One hundred twenty-six (126) general photos dated 2010 and 2012, and one (1) undated historical photo from the County of Los Angeles Department of Parks and Recreation

*Additional files were pulled from the County of Los Angeles Department of Parks and Recreation Chester Washington Golf Course archives.

APPENDIX E

DPR 523 FORMS

**State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD**

**Primary #
HRI #
Trinomial #**

Page 1 of 19

*NRHP Status Code: 3CD; 5D3

*Resource Name or # (Assigned by recorder): Chester Washington Golf Course

D1. Historic Name: La Avenida Golf Course; Western Avenue Golf Course

D2. Common Name: Chester Washington Golf Course

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Chester Washington Golf Course is located in West Athens, a census-designated area of Los Angeles located in the Second Supervisorial District of Los Angeles County. Chester Washington Golf Course is located in the Coastal Plain of the Los Angeles Central Basin. (See Continuation Sheet page 4)

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The golf course is located in a transitional area between commercial and residential land uses; there are commercial land uses to the west, and single-family residences to the north, east, and south. The golf course is bounded to the north by Charlie Sifford Drive, to the east by single-family residences and Henry Clay Middle School on S. Western Avenue, to the south by single-family and multi-family residences on El Segundo Boulevard, and to the west by commercial buildings on Van Ness Avenue.

***D5. Boundary Justification:**

The park occupies approximately 125 acres on two parcels owned by the county of Los Angeles (AINs 4057-032-901 and 4057-032-900).

D6. Significance: Theme: County Golf Course

Area: West Athens

Period of Significance: 1954–1967

Applicable Criteria: 1, 2

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The land that is now Chester Washington Golf Course was part of a 1,500-acre ranch owned by the O.T. Johnson Corporation from the early 20th century. O.T. Johnson allotted 120 acres for a golf course in the area, and the course was designed by John Dunn.¹ No information is available on John Dunn or any other architects or designers who may have been associated with the development of the golf course. Landscaping began in 1926 and grass, likely in the form of grass seed, for the golf course was transported from the state of Washington in refrigerated sacks. (See Continuation Sheet page 4)

***D7. References** (Give full citations including the names and addresses of any informants, where possible):

See Continuation Sheet page 8.

***D8. Evaluator:** Alexandra Madsen

Date: February 14, 2017

Affiliation and Address:

Sapphos Environmental, Inc.
430 North Halstead Avenue
Pasadena, California 91107

¹ Wexler, Daniel. "History in the Making." 9 April 2007. *Los Angeles Times*.
<http://www.latimes.com/sports/la-sp-history9apr09-story.html>

State of California — Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 LOCATION MAP

Primary #
 HRI#
 Trinomial

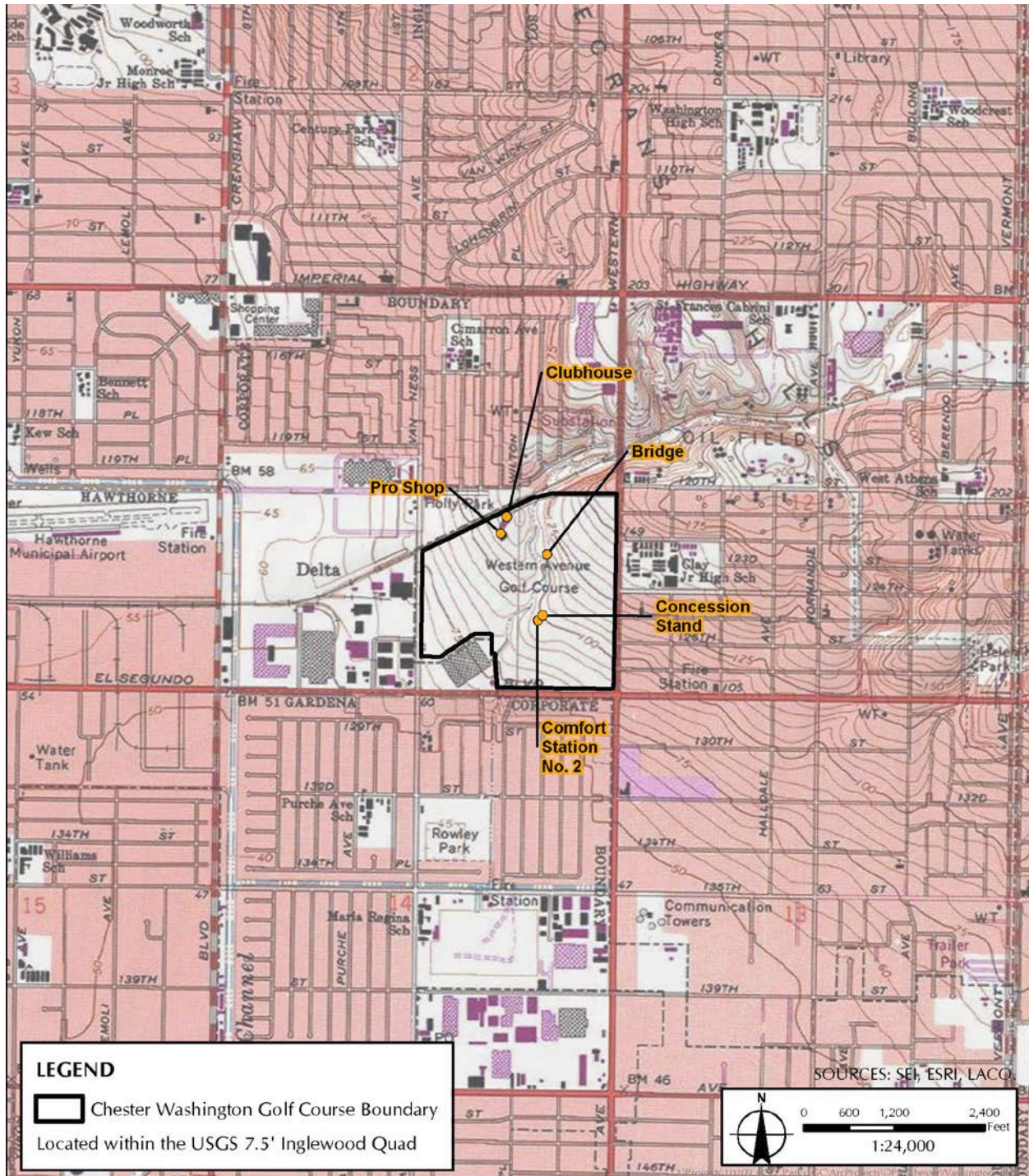
Page 2 of 19

*Resource Name or # (Assigned by recorder): Chester Washington Golf Course

*Map Name: Inglewood

*Scale: 1:24,000

*Date of map: 1981



State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #
HRI#
Trinomial

Page 3 of 19

*Resource Name or # (Assigned by recorder): Chester Washington Golf Course

Drawn by: Sara Nava

*Date of map: January 9, 2017

Sketch Map:



State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Property Name: Chester Washington Golf Course
Page 4 of 19

***D3. Detailed Description:** (Continued from District Record page 1)

The Coastal Plain region is characterized by a series of mountain ranges and northwest trending sediment-filled valleys, subparallel to faults branching from the San Andreas Fault. Chester Washington Golf Course is gently sloping with elevations ranging from approximately 67 feet above mean sea level (msl) at the southwest corner of the park to 160 feet above msl at the northeast corner of the park. Chester Washington Golf Course is managed by the County of Los Angeles Department of Parks and Recreation.

D6. Significance: (Continued from District Record page 1)

On March 11, 1928, the golf course officially opened as the La Avenida Golf Course. The Avenida Golf Club was organized in 1930 by 15 golfers who voted William Hunter president.²

In 1931, the name of the golf course was changed to Western Avenue Golf Course, and by 1953 there were over 300 members of the golf club. At this time, the golf course mostly had a number of smaller buildings; a 1930 historical aerial shows a smattering of small buildings with square footprints. One of these buildings likely survived to the 1960s, as seen in a 1965 aerial photograph, but was demolished at an unknown date.

Golf, like many other sports in America, was originally integrated before a "Caucasian-only" clause was adopted. The first African-American to play golf was John Shippen Jr., who competed in the 1896 Second U.S. Open at Shinnecock Hills, in which he registered as Native American.³ Although other tournament competitors originally protested his participation, PGA members eventually relented and played alongside him. Shippen played in six U.S. Opens, finishing in fifth place in 1896 and 1902 before retiring in 1924. The PGA "Caucasian-only" clause was adopted in 1934. The United Golf Association, formed by Robert Hawkins, ultimately established a tour for players excluded from PGA events.⁴

The year 1948 was a time for many firsts in American golf. One occurred at Western Avenue Golf Course during the June 21, 1948 tournament, which marked the first time in the west that women were able to compete in an open tournament with male golfers.⁵ That same year, African-American golfers Teddy Rhodes, Bill Spiller, and Madison Gunter sued their way into the U.S. Open, claiming their livelihoods were being denied by the PGA based on race.⁶ The PGA agreed to invite them to their top tournaments and the lawsuit was dropped. Rhodes fought his way into 69 PGA events, and began a crusade against racism in professional golf that would burn through Western Avenue Golf Course. (See Continuation Sheet page 5)

² Jackson, Philip. Letter to Ray Dortch. "History and Prior Golf Promotion Program Designed for Western Avenue Golf Course 1974." 17 January 1978.

³ Denney, Bob. "John Shippen Jr.: African American Pioneer; first American-born golf professional." 2 February 2015. *Professional Golfers Association*. <http://www.pga.com/news/pga/john-shippen-jr-first-African-American-golf-professional>

⁴ "Timeline of African American achievements in golf." 4 February 2011. *Professional Golfers Association*. <http://www.pga.com/timeline-African-American-achievements-in-golf>

⁵ "Male and Female Golf Meet Scheduled Here June 21st." 17 June 1948. *Los Angeles Sentinel*.

⁶ Lewis, Jason. "Black History Month: The First Black Golfers." 3 February 2012. *Los Angeles Sentinel*. <https://lasentinel.net/black-history-month-the-first-black-golfers.html>

State of California — Natural Resources Agency
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Property Name: Chester Washington Golf Course
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D6. Significance: (Continued from Continuation Sheet page 4)

One reason the Western Avenue Golf Course became so embroiled in the integration of golf in Los Angeles is because of its change in ownership. In 1953, the Western Avenue Golf Course came under threat of real estate subdivision. County Supervisor Kenneth Hahn argued that the golf course should be saved and the County shortly thereafter acquired it in 1954.⁷

Controversy surrounded the Western Avenue Golf Course in 1955, when Maggie Hathaway, an African-American social activist, applied for membership to the course's Women's Golf Club.⁸ The Caucasian-only group denied her application and Hathaway brought up the matter with Supervisor Kenneth Hahn.⁹ Hathaway argued that the association was not allowed to discriminate based on race when practicing on County-owned land, which she and other minorities paid taxes to help maintain. Hahn agreed, and the group was expelled from the golf course. He extended the ban throughout the County, forcing all-white golf groups to diversify and admit people of color golfers.¹⁰ A nondiscrimination clause was added to County Department facilities contracts:

*Concessionaire agree that he shall not make any discrimination, distinction, or restriction on account of color, race, religion, ancestry, or national origin contrary to the provisions of Section 51 of the Civil Code of the State of California which is incorporated herein by reference as if set forth here at in full.*¹¹

Western Avenue Golf Course became integrated and many notable African-American golfers, such as Charles Sifford, consecutively and consistently practiced at the golf course during the height of their careers.

In 1955, Charles "Charlie" Sifford and Ted Rhodes were the first African-American golfers to play at the Gardena Valley Open Golf Tournament held at Western Avenue Golf Course.¹² Sifford was the first African-American to be admitted on a PGA Tour, joining the 1960 season. He won the 1967 Greater Hartford Open Invitational, the 1969 Los Angeles Open, and the 1975 PGA Seniors' Championship.¹³ (See Continuation Sheet page 6)

⁷ County of Los Angeles Department of Parks and Recreation. "Annual Report: Fiscal Year." 30 June 1954. Board of Supervisors

⁸ Clark, Libby. "A 'Taste' of History- A Remembrance." 10 April 2003. *Los Angeles Sentinel*.

⁹ Dailey, John. "Divot Diggings: Maggie's Struggle Not a Piece of Cake." 27 October 1994. *Los Angeles Sentinel*.

¹⁰ Clark, Libby. "A 'Taste' of History- A Remembrance." 10 April 2003. *Los Angeles Sentinel*.

¹¹ Dailey, John. "Divot Diggings: Maggie's Struggle Not a Piece of Cake." 27 October 1994. *Los Angeles Sentinel*.

¹² "Ted Rhodes, Charles Sifford Will Play in Golf Meet Here." 17 November 1955. *Los Angeles Sentinel*.

¹³ "Timeline of African American achievements in golf." 4 February 2011. Professional Golfer's Association. Available at: <http://www.pga.com/timeline-African American-achievements-in-golf>

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Property Name: Chester Washington Golf Course
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D6. Significance: (Continued from Continuation Sheet page 5)

In 2004, Sifford was the first African-American to be enshrined in the World Golf Hall of Fame. In 2015, President Barack Obama honored him with the nation's highest civilian honor, the Presidential Medal of Freedom.¹⁴ Sifford was recognized for his success at the golf course in 2015, when 120th Street was changed to Charlie Sifford Drive in his honor. His son, Charles Sifford Jr., accepted a duplicate of the street sign from County Supervisor Mark Ridley-Thomas.

Ted Rhodes, the player that sued his way into the U.S. Open in 1948, was another notable golfer that frequented Western Avenue Golf Course. Rhodes was recognized as the first African-American professional golfer, and went on to mentor Charlie Sifford. Debbie Rhodes, his daughter, remarked of the golf course: "It is not often as blacks that we get to talk about a place of fond memories and lasting friendships. Where black golfers got a start at making a name for themselves. This is what Chester Washington Golf Course (formerly Western Avenue Golf Course) meant to my father [Ted Rhodes]."¹⁵

Other notable African-American golfers who practiced at the golf course on a regular basis include: Alton Duhon, Charlie Lee, Bill Spiller, Jim Brown, and heavy-weight boxer Joe Louis.¹⁶

In 1956, construction began on the original clubhouse, now the pro shop, which was completed by 1958. In the early 1960s, much of the golf course landscaping was redesigned, and six bridges were constructed. A clubhouse was designed by Nielsen, Moffatt & Wolverton in 1963 and constructed in 1965. Nielsen, Moffatt & Wolverton were located out of Los Angeles and designed a number of hospitals, medical centers, and post offices.¹⁷

In March of 1972, the Minority Associated Golfers, with entertainment by the Jackson Five, dedicated the Junior Golfers Green. The event was notable for the musical group's surprise visit, in which the five singers and their baby brother Jackson doled out autographs.¹⁸

The golf course was renamed after newspaper magnate Chester L. Washington in 1982, a year before Washington's death. Chester L. Washington was an African-American newspaper magnate who started his career in Pittsburgh, Pennsylvania. After moving to Los Angeles, Washington served as the first African-American editor for the *Los Angeles Mirror-News* before taking a position as the editor of the *Los Angeles Sentinel*, the city's oldest black-owned weekly newspaper. In 1966, he bought the *Central News* and *Southwest News*, two weekly newspapers in South Los Angeles. Washington went on to purchase the five weekly *Wave* newspapers in 1971, eventually creating the 13-newspaper *Central News-Wave Publications*.¹⁹ (See Continuation Sheet page 7)

¹⁴ Wanlass, Don. "Sports Digest: Street Renamed in honor of Charlie Sifford." 20 August 2015. *Los Angeles Wave*. <http://wavenewspapers.com/sports-digest-street-renamed-in-honor-of-charlie-sifford/>

¹⁵ Dailey, John. "Washington Golf Course: Back to the Future." 26 June 1986. *Los Angeles Sentinel*.

¹⁶ Wexler, Daniel. "History in the Making." 9 April 2007. *Los Angeles Times*. <http://www.latimes.com/sports/la-sp-history9apr09-story.html>

¹⁷ "Nielsen, Moffatt & Wolverton." 1970. *American Architects Directory*.

¹⁸ Maggie Hathaway, "Tee Time: Jackson 5 Signs Charter," 16 March 1972, pg. B3.

¹⁹ Hernandez, Marita. "Head of Black-Owned Newspaper Chain Dies." 1 September 1983. *Los Angeles Times*.

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Property Name: Chester Washington Golf Course
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D6. Significance: *(Continued from Continuation Sheet page 6)*

Chester Washington Golf Course is a property with exceptional historical significance as the site of an important political and cultural event in the history of the African-American golfers in the state of California. Originally the La Avenida Golf Course, then the Western Avenue Golf Course, the facility served as the first major golf course to be integrated after racial discrimination leading into the 1950s. Previously hosting a Caucasian-only golf club, Western Avenue Golf Course was forced to diversify their golf course, opening it to players of color after the County purchased it. The golf course later served as a home field for many professional African-American golfers. Therefore, Chester Washington Golf Course is eligible for listing as a potential historic district in the CRHR and County Register pursuant to Criteria 1 for its association with the integration of minority golf players in the Los Angeles region. *(See Continuation Sheet page 7)*

A number of incredibly notable African-American activists and golfers forced social change at Chester Washington Golf Course. Maggie Hathaway, a noted civil rights advocate, brought attention to the Western Avenue Women's Golf Club when they rejected her bid for membership because she was black. Hathaway fought until the club was exiled from the golf course, formed her own people of color-inclusive golf club, and advocated for an integrated golf course. African-American golfers began to pour into the Western Avenue Golf Course, including notable African-American golfers such as Charlie Sifford, Ted Rhodes, and Joe Louis. Many of these golfers were involved at the golf course during the height in their careers, and lauded the facility's inclusive atmosphere. Therefore, Chester Washington Golf Course is eligible for listing as a potential historic district in the CRHR and County Register pursuant to Criteria 2 for its connection with a number of notable local and national African-American golfers that broke the previously restricted sport and paved the way for later sportsmen like Tiger Woods.

Chester Washington Golf Course was not designed by a master architect, and is not noted for its landscape design or for its unique landscape features. The concept of the design is utilitarian in execution, and does not reflect a historic trend or school of thought. Rather, Chester Washington Golf Course is a common example of this resource type. Therefore, Chester Washington Golf Course does not embody the distinctive characteristics of a type, period, or method of construction. The golf course, inclusive of the appurtenant buildings, facilities, and landscape, is not eligible for listing in the NRHP, CRHR, or County Register pursuant to Criterion C/3.

Chester Washington Golf Course was constructed using common and utilitarian materials and does not have the potential to yield information regarding local building traditions and methods. Therefore, Chester Washington Golf Course, inclusive of the appurtenant buildings, facilities, and landscape, is not eligible for listing in the NRHP, CRHR, or County Register pursuant to Criterion D/4.

Much of Chester Washington Golf Course has not been altered since the construction of the clubhouse in 1965; only the clubhouse itself has undergone renovation. Therefore, the setting, buildings, and structures retain sufficient historic integrity and meet the criteria for listing as a historic district because of their association with the integration of Los Angeles golfing communities and with notable African-American golfers in the CRHR and County Register pursuant to Criteria 1 and 2. The period of significance is from 1954 to 1967 when the golf course was constructed and notable African-American golfers were active at the site.

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***D7. References:** (Continued from District Record page 1)

"Nielsen, Moffatt & Wolverton." 1970. *American Architects Directory*.

"Ted Rhodes, Charles Sifford Will Play in Golf Meet Here." 17 November 1955. *Los Angeles Sentinel*.

"Timeline of African American achievements in golf." 4 February 2011. *Professional Golfers Association*. <http://www.pga.com/timeline-African-American-achievements-in-golf>

Clark, Libby. "A 'Taste' of History- A Remembrance." 10 April 2003. *Los Angeles Sentinel*.

County of Los Angeles Department of Parks and Recreation. 30 June 1954. "Annual Report: Fiscal Year." Board of Supervisors.

Dailey, John. 27 October 1994. "Divot Diggings: Maggie's Struggle Not a Piece of Cake." *Los Angeles Sentinel*.

Dailey, John. 26 June 1986. "Washington Golf Course: Back to the Future." *Los Angeles Sentinel*.

Denney, Bob. 2 February 2015. "John Shippen Jr.: African American Pioneer; first American-born golf professional." *Professional Golfers Association*. Available at: <http://www.pga.com/news/pga/john-shippen-jr-first-African-American-golf-professional>

Hernandez, Marita. 1 September 1983. "Head of Black-Owned Newspaper Chain Dies." *Los Angeles Times*.

Jackson, Philip. 17 January 1978. "History and Prior Golf Promotion Program Designed for Western Avenue Golf Course 1974." Letter to Ray Dortch.

Lewis, Jason. 3 February 2012. "Black History Month: The First Black Golfers." *Los Angeles Sentinel*. Available at: <https://lasentinel.net/black-history-month-the-first-black-golfers.html>

Taylor, Barbara. "Charlie Sifford Gets a Los Angeles County Street Named in His Honor." August 2015. *African American Golfer's Digest*. <http://www.africanamericangolfersdigest.com/charlie-sifford-gets-a-los-angeles-county-street-named-in-his-honor/>

Wanlass, Don. 20 August 2015. "Sports Digest: Street Renamed in honor of Charlie Sifford." *Los Angeles Wave*. Available at: <http://wavenewspapers.com/sports-digest-street-renamed-in-honor-of-charlie-sifford/>

Wexler, Daniel. 9 April 2007. "History in the Making." *Los Angeles Times*. Available at: <http://www.latimes.com/sports/la-sp-history9apr09-story.html>

State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD
Other Listings _____
Date:

Review Code _____ Reviewer: _____

Page 9 of 19 *Resource Name or # (Assigned by recorder): Chester Washington Golf Course
P1. Other Identifier: Chester Washington Historic District

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Inglewood Date: 1981 T30S; R14W; ___ of ___ of Sec 11; ___ B.M.

c. Address: 1818 Charlie Sifford Drive City: Los Angeles Zip: 90047

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 378621.41 mE/ 3754166.77 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel Nos.: 4057-032-901 and 4057-032-900

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): Of the 12 buildings, structures and objects located within Chester Washington Golf Course, the following 5 resources contribute to the Chester Washington Historic District: clubhouse, pro shop, bridge, comfort station No. 2, and concession stand. The following buildings and structures do not contribute to the Chester Washington Historic District: gazebo, plaque, storage shed, maintenance shed, comfort station No. 1, well house, and pump house.

*P3b. Resource Attributes (List attributes and codes): HP31 Urban Open Space

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #):
View of pro shop, August 5, 2010

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both

*P7. Owner and Address:
County of Los Angeles
500 W. Temple Street, Room 754
Los Angeles, CA 90012

*P8. Recorded by (Name, affiliation, and address):
Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: February 14, 2017

*P10. Survey Type (Describe): Intensive, CEQA Compliance

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2017. Historic Evaluation for Chester Washington Golf Course.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 3CD; 5D3

Other Listings
Review Code

Reviewer: Date:

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*Resource Name or # (Assigned by recorder): Chester Washington Golf Course

P1. Other Identifier: Pro Shop

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Inglewood Date: 1981 T30S; R14W; ___ of ___ of Sec 11; ___ B.M.

c. Address: 1818 Charlie Sifford Drive City: Los Angeles Zip: 90047

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 378621.41 mE/ 3754166.77 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel Nos.: 4057-032-901 and 4057-032-900

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The 4,270-square-foot pro shop was designed in 1956 and is situated in the north-central region of the golf course. It has an 'L'-shaped floor plan and a cross-gable roof with a projecting awning upheld by columns. Wood siding clads the exterior, and single- and double-light casement windows line the south and west facades of the building. A large concession window that opens to the pro shop's office is located in the southwest corner of the building. The pro shop was designed by County Engineer Schroeder and completed between 1957 and 1958. (See Continuation Sheet page 11)

*P3b. Resource Attributes (List attributes and codes): HP6 commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #): View of Pro Shop, September 7, 2016

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both

*P7. Owner and Address:
County of Los Angeles
500 W. Temple Street, Room 754
Los Angeles, CA 90012

*P8. Recorded by (Name, affiliation, and address): Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: February 14, 2017

*P10. Survey Type (Describe): Intensive, CEQA Compliance

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2017. Historic Evaluation for Chester Washington Golf Course.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

CONTINUATION SHEET

Property Name: Chester Washington Golf Course
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***P3a. Description:** *(Continued from Primary Record page 10)*

Atkins previously found the pro shop ineligible for listing in the CRHR for its architecture pursuant to Criterion C/3.¹ However, the pro shop retains its integrity and has not been evaluated for listing in the NRHP or County Register or for listing in the CRHR pursuant to Criteria A/1, B/2, or D/4.

The pro shop has not undergone heavy renovations or changes and retains its integrity. The pro shop was one building that facilitated the use of the golf course for African-American players. Therefore, it contributes to a potential historic district and is eligible for listing in the CRHR and County Register pursuant to Criteria 1 and 2 for its connection with the integration of golf courses in Los Angeles and association with notable African-American golfers Charles Sifford, Maggie Hathaway, and Ted Rhodes among others. The pro shop does not convey this significance as an individual resource sufficiently to merit listing in the NRHP, CRHR, or County Register pursuant to any criteria.

¹ Harris, Brandy and Kelley Russell (Atkins). Letter to Joan Rupert (County). "CRHP Eligibility Assessment of the Chester L. Washington Golf Course Clubhouse." 13 August 2012. *Memorandum*.

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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 3CD; 5D3

Other Listings
Review Code

Reviewer: Date:

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*Resource Name or # (Assigned by recorder): Chester Washington Golf Course

P1. Other Identifier: Bridge

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Inglewood Date: 1981 T30S; R14W; ___ of ___ of Sec 11; ___ B.M.

c. Address: 1818 Charlie Sifford Drive City: Los Angeles Zip: 90047

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 378621.41 mE/ 3754166.77 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel Nos.: 4057-032-901 and 4057-032-900

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The original bridge located at the golf course is evident in a 1958 photograph. However, the golf course grounds underwent a major reconfiguration in 1962, and new bridges were constructed to make different regions of the golf course more accessible.¹ One of the six bridges built at this time appears to remain standing near the grove of Eucalyptus trees. This structure is located in the north-central region of the golf course. The bridge is constructed of concrete with metal railings that project outward at each edge. (See Continuation Sheet page 13)

*P3b. Resource Attributes (List attributes and codes): HP19 Bridge

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #): View of Bridge, September 7, 2016

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both

*P7. Owner and Address:
County of Los Angeles
500 W. Temple Street, Room 754
Los Angeles, CA 90012

*P8. Recorded by (Name, affiliation, and address): Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: February 14, 2017

*P10. Survey Type (Describe): Intensive, CEQA Compliance

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2017. Historic Evaluation for Chester Washington Golf Course.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

¹ Barry and Fernana. Department of County Engineer. "Pedestrian Bridges at Western-Ave Golf Course." December 1961. Sheet No. 1. Work Order No. 8818-20.

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***P3a. Description:** (*Continued from Primary Record page 12*)

The bridge has not undergone heavy renovations or changes and retains its integrity. The bridge is the last remaining of six structures from the 1962 landscaping of the golf course. Therefore, it contributes to a potential historic district and is eligible for listing in the CRHR and County Register pursuant to Criteria 1 and 2 for its connection with the integration of golf courses in Los Angeles and association with notable African-American golfers Charles Sifford, Maggie Hathaway, and Ted Rhodes among others. The bridge does not convey this significance as an individual resource sufficiently to merit listing in the NRHP, CRHR, or County Register pursuant to any criteria.

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 3CD; 5D3

Other Listings
Review Code

Reviewer: Date:

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*Resource Name or # (Assigned by recorder): Chester Washington Golf Course

P1. Other Identifier: Comfort Station No. 2

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Inglewood Date: 1981 T30S; R14W; ___ of ___ of Sec 11; ___ B.M.

c. Address: 1818 Charlie Sifford Drive City: Los Angeles Zip: 90047

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 378621.41 mE/ 3754166.77 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel Nos.: 4057-032-901 and 4057-032-900

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): Located in the southwestern corner of the golf course, comfort station no. 2 was likely constructed in 1957 alongside the concession stand. Comfort station No. 2 measures 1,442 square feet and has a rectangular floor plan. Constructed of concrete masonry units (CMUs) the building has a raised, low-pitched gable roof with a central concrete ridge pole and exposed rafter tails. Projecting CMUs on each corner imitate quoins. Entrances flank each end of the building. H.L. Architects likely designed the comfort station. (See Continuation Sheet page 15)

*P3b. Resource Attributes (List attributes and codes): HP4 ancillary building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #): View of Comfort Station No. 2, September 7, 2016

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both

*P7. Owner and Address:
County of Los Angeles
500 W. Temple Street, Room 754
Los Angeles, CA 90012

*P8. Recorded by (Name, affiliation, and address): Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: February 14, 2017

*P10. Survey Type (Describe): Intensive, CEQA Compliance

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2017. Historic Evaluation for Chester Washington Golf Course.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

CONTINUATION SHEET

Property Name: Chester Washington Golf Course
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Trinomial

***P3a. Description:** (*Continued from Primary Record page 14*)

Comfort station No. 2 has not undergone heavy renovations or changes and retains its integrity. Therefore, it contributes to a potential historic district and is eligible for listing in the CRHR and County Register pursuant to Criteria 1 and 2 for its connection with the integration of golf courses in Los Angeles and association with notable African-American golfers Charles Sifford, Maggie Hathaway, and Ted Rhodes among others. Comfort station No. 2 does not convey this significance as an individual resource sufficiently to merit listing in the NRHP, CRHR, or County Register pursuant to any criteria.

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PRIMARY RECORD

Primary #
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Trinomial
NRHP Status Code: 3CD; 5D3

Other Listings
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Reviewer: **Date:**

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*Resource Name or # (Assigned by recorder): Chester Washington Golf Course

P1. Other Identifier: Concession Stand

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Inglewood Date: 1981 T30S; R14W; ___ of ___ of Sec 11; ___ B.M.

c. Address: 1818 Charlie Sifford Drive City: Los Angeles Zip: 90047

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 378621.41 mE/ 3754166.77 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel Nos.: 4057-032-901 and 4057-032-900

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The Mid-Century Modern-style concession stand was designed and constructed in 1957 of CMUs. With a square footprint, the concession stand's complex shape is created from its slightly slanted flat asymmetrical roof situated to project over each secondary façade of the building, rather than the typical corners. Exposed ridge poles hold the roof and accentuate the building's abstracted form. Projecting metal sheaves create counters below concession windows. The concession stand was constructed by H.L. Architects. (See Continuation Sheet page 17)

*P3b. Resource Attributes (List attributes and codes): HP6 commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #): View of Concession Stand, September 7, 2016

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both

*P7. Owner and Address:
County of Los Angeles
500 W. Temple Street, Room 754
Los Angeles, CA 90012

*P8. Recorded by (Name, affiliation, and address): Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: February 14, 2017

*P10. Survey Type (Describe): Intensive, CEQA Compliance

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2017. Historic Evaluation for Chester Washington Golf Course.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

CONTINUATION SHEET

Property Name: Chester Washington Golf Course
Page 17 of 19

Primary #

HRI #

Trinomial

***P3a. Description:** *(Continued from Primary Record page 16)*

The concession stand has not undergone heavy renovations or changes and retains its integrity. Therefore, it contributes to a potential historic district and is eligible for listing in the CRHR and County Register pursuant to Criteria 1 and 2 for its connection with the integration of golf courses in Los Angeles and association with notable African American golfers Charles Sifford, Maggie Hathaway, and Ted Rhodes among others. The concession stand does not convey this significance as an individual resource sufficiently to merit listing in the NRHP, CRHR, or County Register pursuant to any criteria.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 3CD; 5D3

Other Listings
Review Code

Reviewer: Date:

Page 18 of 19

*Resource Name or # (Assigned by recorder): Chester Washington Golf Course

P1. Other Identifier: Clubhouse

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Inglewood Date: 1981 T30S; R14W; ___ of ___ of Sec 11; ___ B.M.

c. Address: 1818 Charlie Sifford Drive City: Los Angeles Zip: 90047

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 378621.41 mE/ 3754166.77 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel Nos.: 4057-032-901 and 4057-032-900

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): Designed in 1962 and built in 1965, the 16,669-square-foot clubhouse is a Mid-Century Modern-style building. The clubhouse was designed by Los Angeles-based architects Nielsen, Moffatt & Wolverton in 1962, and built by LA-KE Construction Company in 1965. The clubhouse has a complex, horseshoe-shaped floor plan, flat roof, and stuccoed exterior. A projecting concrete porte-cochere provides a symmetrical compliment to the otherwise low and unassuming façade. This entrance, originally a lighter color and adorned in selected locations with turquoise tiles, has been heavily altered in the past few years, and is missing much of its original historic fabric. Additionally, rough-hewn stone veneer was added to the median and entrance surround during this alteration. (See Continuation Sheet page 19)

*P3b. Resource Attributes (List attributes and codes): HP6 commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #): View of Clubhouse, September 7, 2016

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both

*P7. Owner and Address:
County of Los Angeles
500 W. Temple Street, Room 754
Los Angeles, CA 90012

*P8. Recorded by (Name, affiliation, and address): Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: February 14, 2017

*P10. Survey Type (Describe): Intensive, CEQA Compliance

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2017. Historic Evaluation for Chester Washington Golf Course.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

CONTINUATION SHEET

Property Name: Chester Washington Golf Course

Page 19 of 19

***P3a. Description:** (Continued from Primary Record page 18)

The southeastern façade is concave and curved with large, floor-to-ceiling windows. A deep, projecting overhang accentuates the curvilinear form of the building. Turquoise tile was removed in the 2012/2013 renovation. Atkins previously found the clubhouse ineligible for listing in the CRHR for its architecture pursuant to Criterion 3.¹ The clubhouse lost some of its integrity after a 2012/2013 renovation, in which some of the entrance's original historic fabric was removed. However, removal of the historic tile, paint, and added rock veneer alterations are reversible which is in keeping with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. Moreover, although the building has lost some integrity, it retains sufficient integrity with its general form and historic fabric to convey significance and reflect its history of hosting notable events and people. Therefore, it contributes to a potential historic district and is eligible for listing in the CRHR and County Register pursuant to Criteria 1 and 2 for its connection with the integration of golf courses in Los Angeles and association with notable African-American golfers Charlie Sifford, Maggie Hathaway, and Ted Rhodes among others. The pro shop as an individual resource does not sufficiently convey an association with significant events and persons to rise to the threshold for listing in the NRHP, CRHR, or County Register pursuant to any criteria.

¹ Harris, Brandy and Kelley Russell (Atkins). Letter to Joan Rupert (County). "CRHP Eligibility Assessment of the Chester L. Washington Golf Course Clubhouse." 13 August 2012. *Memorandum*.

APPENDIX F

NATIONAL PARK SERVICE PRESERVATION BRIEFS*

*Appendix F, *National Park Service Preservation Briefs* has been provided to the County of Los Angeles as a separate .ZIP file.

ATTACHMENT E
ASM Affiliates' Letter (Peer Review)



April 26, 2019

Dean Edwards
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1354
Los Angeles, California 90012

Re: Review of Historical Resource Evaluation for Chester Washington Golf Course

Dear Mr. Edwards:

This memo is a review of the Historical Resource Evaluation for Chester Washington Golf Course, prepared by Sapphos Environmental, Inc., in March 2018. ASM Affiliates, Inc., commends the report for the extensive research presented and concurs with the recommendation that the property meets the criteria to be treated as a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. Although we realize it may be out of scope for the report, we have a few recommendations for to solidify and further support the argument for eligibility.

As you acknowledge in the main body of the text, the association of the course with African-American golfers is a strong argument for National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) Criteria A/1. Please consider revising the District Form to include an associated theme and area of significance, e.g., Recreation, as the broad theme and an area (i.e., sub-theme) related to African-American social history. Currently addressed under consideration of the property for eligibility under Criteria B/2 on the District Form, ASM recommends this is more appropriately considered under Criteria A/1. Criterion B/2 is intended for a specific individuals whose association is documented. An argument can certainly be made for the association of Maggie Hathaway or other specific individuals, as long as the association is documented, but as it is currently written, association of many well-known and not-so-well-known African-Americans that used the course seems to best support eligibility under Criteria A/1. The African-American historic context prepared for SurveyLA might be helpful (attached for ease of reference).

Oddly enough, the County preservation ordinance does not cover the possibility that a park might be considered a historic district. Preservation Ordinance 22.52.3060 states that a historic district must meet the requirement that "more than 50 percent of owners in the proposed district consent to the designation." As a work around for this requirement, consider classifying the golf course as a site (which encompasses designed landscapes), in which the golf course as a whole is the historical resource and the contributors are referred to as contributing elements. The course has changed significantly over time, but that is the nature of golf courses and landscapes when considering integrity of materials and workmanship. Landscaping features should be considered critical contributing elements of the site under Criteria A/1 (but not under Criteria C/3, as you state).

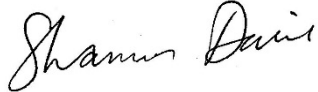
Please pull the character-defining features (CDF) from your building descriptions in the text and on the DPRs and refer to them as such to meet the County requirement to include CDFs in a recommendation for a landmark or historic district.

April 26, 2019
Dean Edwards
Page 2 of 2

Under Conclusion, consider identifying the types of maintenance activities that could be considered categorical exclusions for further cultural resource reviews, such as lawn moving, dead trees removal/replacement, and vegetation that can be partially replaced with drought-tolerant plantings, as long as the basic design intent is retained.

If you have any questions regarding this review, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in cursive script that reads "Shannon Davis".

Shannon Davis, M.A., RPH
Director, Architectural History
ASM Affiliates
20 N. Raymond Ave., Suite 220
Pasadena, California 91103
sdavis@asmaffiliates.com
626-793-7395

Attachments:
SurveyLA African American Historic Context

ATTACHMENT F
ASM Affiliates' Letter (Evaluation)



September 9, 2019

Dean Edwards
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1354
Los Angeles, California 90012

Re: County Landmark Resolution for Nomination of Chester Washington Golf Course, Revised

Dear Mr. Edwards:

The County preservation ordinance does not cover the possibility that a park might be considered a historic district. Preservation Ordinance 22.52.3060 states that a historic district must meet the requirement that “more than 50 percent of owners in the proposed district consent to the designation.” For this evaluation, the golf course is evaluated as a historic *site* (which encompasses designed landscapes) rather than a historic district. As defined by the National Register:

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure [NPS Bulletin No. 15].

As a historic site, and to differentiate it from a district, the golf course as a whole is the historical resource, and the contributors are referred to as contributing elements. The course has changed over time, but that is the nature of this type of historical resource and must be a consideration when assessing integrity for golf courses and landscapes.

22.124.130 Designation of County-Owned Property as a Landmark

- A. The Board may designate any County-owned property as a landmark, if the Board determines that the property satisfies the applicable criteria set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts).**
- B. The designation of a County-owned property as a landmark may be made by written resolution which shall:**
 - 1. Contain a detailed description of the property subject to the landmark designation, including the character-defining features that justify the designation and should be preserved.**

Chester Washington Golf Course is an approximately 125-acre community golf course that was originally constructed in 1926. (A detailed description of the property is contained in the *Historical Resource Evaluation for Chester Washington Golf Course* [Sapphos Environmental 2018]). The period of significance for the potential historic site is 1955-1969, beginning when African-American golfers began efforts to integrate the club, and ends in 1969, following National Park Service guidance that 50 years ago should be the end of the period of significance when activities

continue to have importance and no more specific date can be defined (NPS 1986, p.42). The course is recommended eligible as a County of Los Angeles Landmark under Criterion 1 for its association with important events and institutions in the African-American Civil Rights Movement.

In addition to the golf course itself, five buildings and structures are at least 50 years old and thus are considered among the contributing elements to the potential historic site. Contributing elements are the landscaping of the golf course and grounds throughout the site, the Clubhouse, the Pro Shop, a Bridge, Comfort Station No. 2, and a Concession Stand. None are recommended individually eligible for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or as County of Los Angeles Landmarks.

Contributing Elements

- a. Landscape:** Landscape treatments, including lawn areas, shrubs, ornamental trees, and two man-made lakes, comprise roughly 90 percent of the golf course. The remaining portions of the golf course are buildings and paved areas. Mature trees are found throughout the grounds, including Deodar cedar, pine, peppertrees, and eucalyptus. These trees are complemented by grassy fields and areas planted with non-native shrubs. Character-defining features of the landscape are vegetation including trees, shrubs, and grasses; berms and hills; paved paths and bridges; lawns including fairways, greens, and other turf; sand bunkers; and man-made and natural water features, including ponds and a stream. The landscaping includes plantings and hardscape associated with buildings and structures as well as the course itself. The course has changed significantly over time, including a major reconfiguration in 1962, but that reconfiguration took place during the period of significance for the site. Additionally, change is inherent to this type of resource because of the living elements of the resource that are constantly changing.
- b. Clubhouse:** Constructed in 1965, the 16,669-square-foot clubhouse is a single-story Mid-Century Modern-style building that clearly identifies the entrance to the golf course. Architects of the building were Nielsen-Moffatt and Wolverton, a firm responsible for several Los Angeles-area hospitals in the 1950s. Recent alterations at the primary façade are obvious but are limited to replacement or covering of original exterior materials. The building retains character-defining features of the architectural style including its distinctive C-shaped plan, a nearly flat roof with a deep cantilevered overhang and floor-to-ceiling glass at the concave façade, a prominent porte-cochère, signage consisting of individual geometrical letters attached to the front pylon of the porte-cochère, and original stucco exterior cladding.
- c. Pro Shop:** The Pro Shop, originally the clubhouse for the course, was constructed ca. 1956. The building is located immediately south of the current Clubhouse. Designed by County engineers, the Pro Shop is a single-story simple building housing a retail shop and offices. Character-defining features are its L-shaped plan and domestic feel of a Ranch-style house, conveyed by wood siding, casement windows, and a low-pitched cross-gabled roof.
- d. Bridge:** The Bridge that is recommended as a contributing element is the only remaining bridge of six added in the 1960s, when the golf course was redesigned by County engineers. The bridge is constructed of concrete with minimal metal pipe railings that cant outward slightly at the top and curve away from the pathway at each end. Character-defining features are the concrete deck, metal railing, and the bridge's connection with the golf-cart pathway.

- e. **Comfort Station No. 2:** Comfort Station No. 2, constructed in 1957, is located mid-course, along with the Concession Stand. It was likely designed by H.L. Architects, along with the Concession Stand. The single-story building has a rectangular plan and a low-pitched front-gabled roof with clerestory openings in the gables and exposed rafter tails. It is constructed of concrete masonry blocks, with a few units slightly projecting from the exterior wall to simulate quoins. The low pitch of the roof with exposed rafter tails, the clerestory openings at the gables, and the concrete blocks and their intentional decorative placement suggest a Modern architectural style and are character-defining features of Comfort Station No. 2.
- f. **Concession Stand:** The Concession Stand was constructed in 1957 and designed by H.L. Architects. The single-story building is constructed of concrete masonry blocks, with a few units slightly projecting from the exterior wall near the corners to simulate quoins. It has a square plan and a slightly pitched parallelogram-shaped shed roof that is rotated 45 degrees from the corners of the building. The projecting corners of the roof are cantilevered over the building and supported with exposed wood beams. The unique roof and the concrete blocks with intentional decorative placement are character-defining features of the Concession Stand.

2. Delineate the location and boundaries of the landmark

Chester Washington Golf Course is located at 1818 Charlie Sifford Drive in the West Athens community of Los Angeles County. It is immediately south of the 105 Freeway and approximately 1.5 miles west of the 110 (Harbor) Freeway. It occupies approximately 125 acres on two parcels owned by the County of Los Angeles (AINs 4057-032-900 and 4057-032-901). The recommended boundary of the potential historic site follows the combined parcel lines.

3. Discuss the criteria for the designation of landmarks set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts) as applied to the landmark. The resolution may also establish guidelines and standards for future proposed changes to the landmark and may impose any other restrictions or regulations on future work on or use of the landmark.

22.124.070 Criteria for Designation of Landmarks and Historic Districts

- A. **A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:**
 1. **It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located.**

Chester Washington Golf Course is recommended eligible for County Landmark status under Criterion 1, as described below.
 2. **It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located.**

Chester Washington Golf Course is recommended not eligible for County Landmark status under Criterion 2, as described below.
 3. **It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located.**

Chester Washington Golf Course is not recommended eligible for County Landmark status under Criterion 3, as described below.

- 4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located.**

Chester Washington Golf Course is not recommended eligible for County Landmark status under Criterion 4, as described below.

- 5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources.**

Chester Washington Golf Course has not previously been designated on the federal, state, or County level.

- 6. If it is a tree, it is one of the largest or oldest trees of the species located in the County.**

N/A

- 7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.**

Landscaping is a contributing element to the recommended historic site under Criterion 1.

- B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Subsection A, above, and exhibits exceptional importance.**

The recommended contributing elements to the potential historic site are more than 50 years old.

- C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under Subsection A or B, above.**

Although the Chester Washington Golf Course is open to the general public, interiors are not included in these nomination materials.

- D. Historic districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as an historic district if all of the following requirements are met:**

- 1. More than 50 percent of owners in the proposed district consent to the designation.**

N/A; the Chester Washington Golf Course is recommended as a historic site rather than a historic district.

- 2. The proposed district satisfies one or more of the criteria set forth in subsections A.1 through A.5, inclusive, of this Section.**

The potential historic site satisfies Criterion 1 set forth in subsections A.1 and A.2.

- 3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.**

Although the Chester Washington Golf Course is evaluated here as a historic site rather than a historic district, the course is a concentration of elements, each of which plays an essential role in the function of a golf course.

The period of significance for the potential historic site is 1955-1969, beginning when African-American golfers began efforts to integrate the club, and ends in 1969, following NPS guidance that 50 years ago should be the end of the period of significance when activities continue to have importance and no more specific date can be defined. Although the configuration of the golf course has changed over the years, such changes are to be expected in the case of golf courses and other landscaped areas, and the course retains the relevant aspects of integrity for properties eligible under Criterion 1: location, setting, materials, feeling, and association (NPS 1990, p. 48). For contributing elements to historic sites, the majority of those elements must possess integrity (diminished integrity among some elements is acceptable), which is the case with the golf course. County criteria for Landmark or historic district status parallel those for national and state eligibility.

Criterion 1

The Chester Washington Golf Course satisfies Criterion 1 for designation as a historic site because of its association with African-Americans. Applicable themes of significance are African-American Social History and African-American Civil Rights in Los Angeles County. The golf course is also significant for its association with African-American women golfers, as African-American golfer and Civil Rights activist Maggie Hathaway was instrumental in bringing about the integration of the course.

Chester Washington Golf Course has exceptional historical significance as the site of important political and cultural events in the history of African-American golfers. Previously known as the Western Avenue Golf Course, the facility was the first major golf course to be integrated in the County. In 1953, the land came under threat of real estate subdivision. County Supervisor Kenneth Hahn argued that the golf course should be saved, and the County acquired it in 1954. Controversy arose in 1955, when Maggie Hathaway, an African-American social activist, applied for membership to the course's Women's Golf Club. The whites-only group denied her application, and Hathaway brought up the matter with Supervisor Hahn. Hathaway argued that the association was not allowed to discriminate based on race when practicing on County-owned land, which she and other minorities paid taxes to help maintain. Hahn agreed, and the white-only club was expelled from the golf course. Hahn extended the ban throughout the County, forcing all-white golf groups to diversify and admit African-American golfers. A nondiscrimination clause was added to County facilities contracts at the time.

The golf course retains the relevant aspects of integrity for a property important for association with historical events under Criterion 1, specifically integrity of location, setting, materials, feeling, and association. There have been some alterations to materials, specifically alterations to the Club House; the majority of the elements of the property have not experienced significant changes in materials. As such, those alterations do not diminish the integrity of the materials to the extent that the site no longer reflects its historical associations.

Criterion 2

The Chester Washington Golf Course does not meet Criterion 2 for designation as a historic site. A number of notable African-American activists and golfers used Chester Washington Golf Course as a location to bring about social change. African-American activist Maggie Hathaway fought to play at the golf course (called the Western Avenue Golf Course at the time) but was denied membership, at which time she formed her own minority golf club and advocated for an integrated golf course. However, as president of the NAACP, she worked tirelessly for civil rights causes at many locations in Los Angeles. The golf course was renamed in honor of African-American newspaper publisher Chester L. Washington in 1982; Washington was important to the community but not active at the golf course. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements; as such it is not eligible for association with Washington. Although many important African-American

golfers were associated with the golf course during the height of their careers, they also played other courses. A property associated with an important individual should be compared to other properties associated with that person to identify those that best represent the person's historic contributions. The use of a property by an identifiable social or ethnic group is not sufficient for significance under Criterion 2 (for guidance, see NPS, National Register Bulletin No. 15: *How to Apply the National Register Criteria for Evaluation*, 1990). Therefore, the Chester Washington Golf Course is recommended not eligible under Criterion 2 for its association with any specific person.

Criterion 3

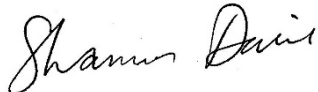
The Chester Washington Golf Course does not satisfy Criterion 3 for designation as a historic site. The course was originally designed by John Duncan Dunn in the 1920s. The course has been remodeled since its original construction and its layout has changed somewhat since that time. Although Dunn designed several courses in the 1920s in southern California, he could not be considered a master designer. Thus, Chester Washington Golf Course is not a good example of the work of a master landscape architect. None of the architects and engineers responsible for the designs of the five contributing buildings and structures could be considered masters. The Contributing Elements to the potential historic site do not embody the distinctive characteristics of a type, architectural style, period, or method of construction or possess artistic values of significance to the County. For these reasons, the Chester Washington Golf Course is recommended not eligible under Criterion 3.

Criterion 4

The Chester Washington Golf Course is recommended not eligible under Criterion 4 for the reasons stated above.

If you have any questions regarding this review, please do not hesitate to contact me.

Respectfully submitted,



Shannon Davis, M.A., RPH
Director, Architectural History
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20 N. Raymond Ave., Suite 220
Pasadena, California 91103
sdavis@asmaffiliates.com
626-793-7395

REFERENCES

Sapphos Environmental Inc.

- 2018 *Historical Resources Evaluation for Chester Washington Golf Course*, prepared for the County of Los Angeles Department of Park and Recreation.

National Park Service

- 1990 *How to Apply the National Register Criteria for Evaluation*. National Register of Historic Places Bulletin No. 15. Washington, D.C.
- 1986 *How to Complete the National Register Registration Form*. National Register of Historic Places Bulletin No. 16. Washington, D.C.

ATTACHMENT G

ASM Affiliates' Character-Defining Features of Contributing Elements

(Work Recommendations)

CHESTER WASHINGTON GOLF COURSE CHARACTER-DEFINING FEATURES OF CONTRIBUTING ELEMENTS

The following are contributing elements to the Chester Washington Golf Course as a recommended County of Los Angeles Landmark. Character-defining features of each are listed, along with guidelines to ensure the continued historical significance of the contributing element.

a. Landscape and Course: Landscape treatments, including lawn areas, shrubs, ornamental trees, and two man-made lakes, comprise roughly 90 percent of the golf course. The remaining portions of the golf course are buildings and paved areas. Mature trees are found throughout the grounds, including Deodar cedar, pine, peppertrees, and eucalyptus. These trees are complemented by grassy fields and areas planted with non-native shrubs. The landscaping includes plantings and hardscape associated with buildings and structures as well as the course itself. The course has changed significantly over time, including a major reconfiguration in 1962, but change is inherent to golf courses and landscapes, both because of the need to redesign courses from time to time to keep abreast of taste and advances in golfing technology and because of the nature of vegetation to change. Layout, flow, length, width, tees, greens, bunkers, and hazards of the holes define the design of a golf course. Although not natural, the design conveys a “naturalistic” feeling typical of golf courses. The following are character-defining features of the landscape and should be retained during any future work (with exceptions as noted):

- **Sand bunkers:** any elimination of bunkers should be compensated in-kind by the addition of new bunkers; reconfiguration or redesign of bunkers is allowable if the course is re-designed by a professional golf course architect in the future; the color of the sand is a character-defining feature of a bunker that should be retained (Figure 1).
- **Circulation pattern**, including cart paths and bridges
 - Some alterations are allowable as long as general routes are maintained
 - Alterations should be made only under the supervision of a professional golf course architect
- **Water features** (three interconnected man-made lakes with straight stone masonry edges and a stream) (Figures 2-4)
 - Some alterations are allowable as long as location and size are retained
- **Berms and hills**
 - Some alterations are allowable as long as general topography is retained
 - Alterations should be made only under the supervision of a professional golf course architect
- **Lawns, fairways, greens, and other turf** throughout the course
 - Closely cut
 - Allowable alterations include replacement of some lawns with low-maintenance and low-water landscaping for purposes of sustainability
- **Trees**, especially mature trees and those that define the space and boundaries between holes (Figures 5-7)
 - Allowable alterations include replacement of dying trees and pruning of overgrown vegetation
 - Species can be replaced, but the new species should mimic the same characteristics of the original species and design intent
- **Views** within the course, particularly between holes (Figure 8)
- **Open space** (Figure 9)
 - Open space of the course should be maintained by avoiding the addition of fences, buildings, and structures, or by reducing the acreage of the playable areas of the course

b. Clubhouse: Constructed in 1965, the 16,669-square-foot clubhouse is a single-story Mid-Century Modern-style building that clearly identifies the entrance to the golf course. Architects of the building were Nielsen-Moffatt and Wolverton, a firm responsible for several Los Angeles-area hospitals in the 1950s. Recent alterations at the primary façade are obvious but are limited to replacement or covering of original exterior materials. The building retains character-defining features of the architectural style including:

- Distinctive C-shaped plan (Figures 10 and 11)
- A nearly flat roof with a deep cantilevered overhang
- Floor-to-ceiling glass at the concave façade
- Sections of the building marked by regularly spaced simple stucco-covered vertical walls extending from the exterior wall to the edge of the cantilevered roof (Figure 12)
- A prominent porte-cochère at the primary entrance (Figure 13)
- Signage consisting of individual geometrical letters attached to the front pylon of the porte-cochère (Figure 14)
- Smooth stucco exterior cladding

c. Pro Shop: The Pro Shop, originally the clubhouse for the course, was constructed ca. 1956. The building is located immediately south of the current Clubhouse. Designed by County engineers, the Pro Shop is a single-story simple, relatively modest building housing a retail shop and offices. Character-defining features include:

- L-shaped plan and domestic feel, evocative of a Ranch-style house
- Low-pitched cross-gabled roof (Figures 15 and 16)
- Wood siding (Figure 17)
- Casement windows

d. Bridge: The Bridge that is recommended as a contributing element is the only remaining bridge of six added in the 1960s, when the golf course was redesigned by County engineers. The bridge is constructed of concrete with minimal metal pipe railings that cant outward slightly at the top and curve away from the pathway at each end (Figure 18). Character-defining features include:

- The concrete deck
- Metal railing form
- The bridge's connection with the golf cart pathway

e. Comfort Station No. 2: Comfort Station No. 2, constructed in 1957, is located mid-course, along with the Concession Stand. It was likely designed by H.L. Architects, along with the Concession Stand. The single-story building has a rectangular plan and a low-pitched front-gabled roof with clerestory openings in the gables and exposed rafter tails. It is constructed of concrete masonry blocks, with a few units slightly projecting from the exterior wall to simulate quoins (Figures 19 and 20). Character-defining features include those associated with Mid-Century Modern architecture:

- Low pitch of the roof
- Exposed rafter tails
- Clerestory openings at the gables
- Concrete blocks and their intentional decorative placement

f. Concession Stand: The Concession Stand was constructed in 1957 and designed by H.L. Architects. The single-story building is constructed of concrete masonry blocks, with a few units slightly projecting from the exterior wall near the corners to simulate quoins. It has a square plan and a slightly pitched parallelogram-shaped shed roof that is rotated 45 degrees from the corners of the building. The projecting corners of the roof are cantilevered over the building and supported with exposed wood beams (Figures 21-23). Character-defining features include:

- The unique form of the cantilevered roof
- Exposed rafter beams
- Concrete blocks with intentional decorative placement

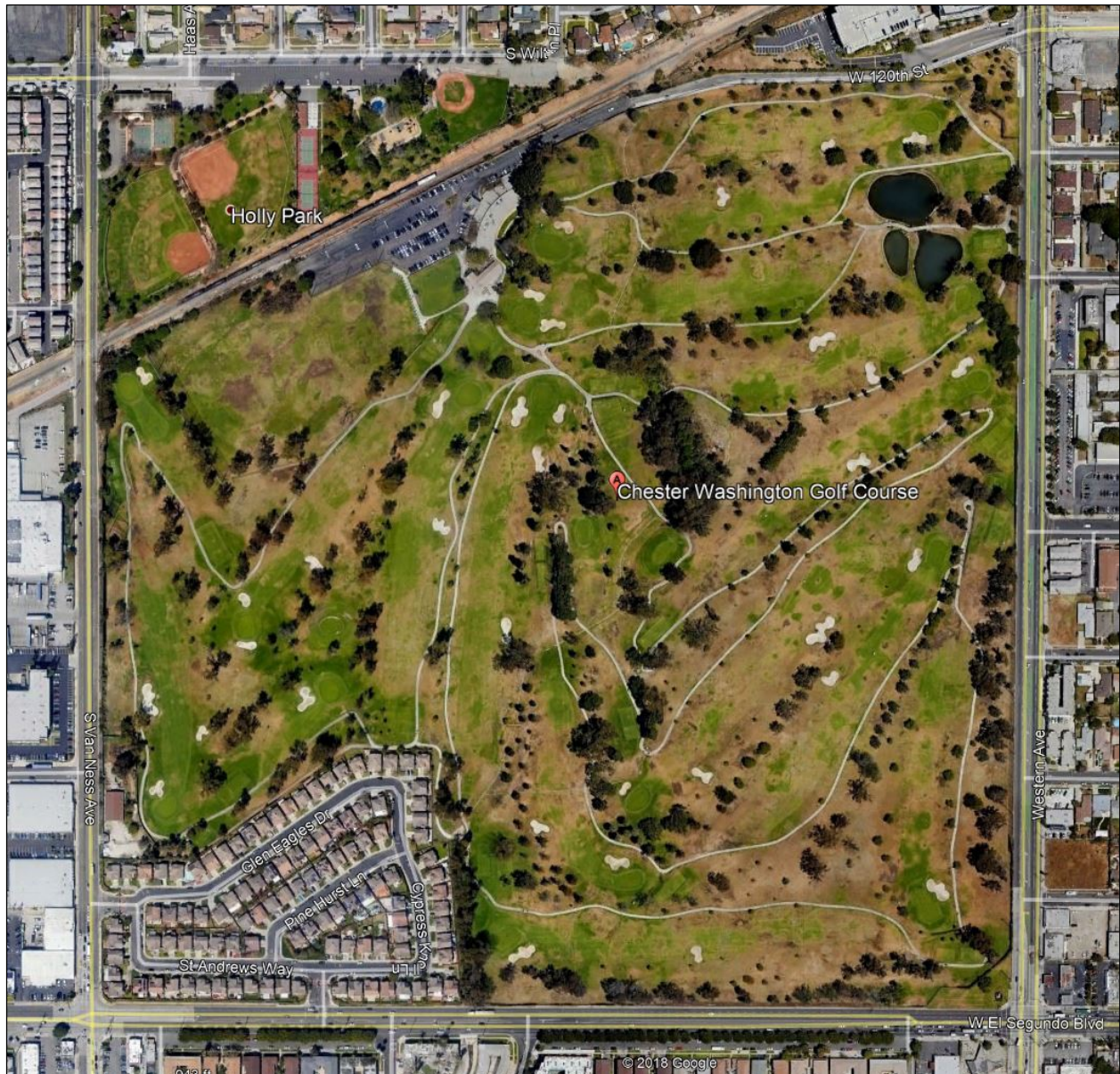


Figure 1. Aerial view of Chester Washington Golf Course, showing locations of paths and sand bunkers.



Figure 2. One of three interconnected lakes.



Figure 3. One of three interconnected lakes.



Figure 4. Bridge between two interconnected lakes.



Figure 5. Berms, lawns, and mature trees.



Figure 6. Naturalistic vegetation and grass.



Figure 7. Trees and vegetation lining stream.



Figure 8. Views across course between holes.



Figure 9. Typical open space throughout course.



Figure 10. The Clubhouse, concave façade.



Figure 11. View from the interior of the Clubhouse.



Figure 12. Vertical wall extensions at convex side of Clubhouse.



Figure 13. The porte-cochère at the primary entrance of the Clubhouse.



Figure 14. Signage at outside pylon of porte-cochère.



Figure 15. Pro Shop, view toward the primary entrance.



Figure 16. Pro Shop, showing side gable.



Figure 17. Exterior siding of Pro Shop.



Figure 18. Original bridge.



Figure 19. Comfort Station No. 2, entrance to women's restroom.



Figure 20. Comfort Station No. 2, entrance to men's restroom.



Figure 21. Concession Stand.



Figure 22. Concession Stand.



Figure 23. Concession Stand.

ATTACHMENT H

**ASM Affiliates' Management Recommendations
(Landscape Management Recommendations)**

Chester Washington Golf Course Management Recommendations

The management recommendations below focus on protecting, maintaining, and enhancing natural and built resources without adversely affecting the character-defining features (CDFs) of the proposed Chester Washington Golf Course Historic Site.

The following points summarize the management recommendations for the landscape at Chester Washington Golf Course. Prior to developing the below recommendations, the potential for adverse effects to the potential historic site was considered. Renovations to the contributing buildings and structures should follow the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards), taking care to not remove any CDFs should a renovation be proposed. To ensure conformation with the Standards, it is recommended that a qualified Architectural Historian review proposed alterations. This can be done by reviewing a proposed regular maintenance schedule or for specific projects.

1. Monitor and Control Invasive Vegetation

Plant species not present during the period of significance that are considered invasive could be avoided in future plantings in order to improve ecosystem health. For the invasive plant species not present during the period of significance, implementation of this management recommendation will not alter a character-defining feature of a contributing resource nor result in an adverse effect to the historic site. As this approach follows the recommendations of specimen plant management within a cultural landscape, implementation of this management recommendation will not result in an adverse effect to the historic site. Removal of invasive plant species that were present during the period of significance is also acceptable if the design intent of the plant is consistent; for example, if vegetation was intended to be a decorative ground cover, a plant with similar features is acceptable. If an invasive tree, planted to be part of the obstacles/playability of the course, is diseased, that tree may be replaced with a non-invasive tree with similar features that provides the same type of challenge to the course's playability.

2. Thin Overgrown Vegetation

Vegetation that becomes overgrown could be thinned without altering a character-defining feature of a contributing resource. The continued use of the golf course does not involve activities that will alter a character-defining feature of a contributing element to the potential historic site and is in keeping with the historic function of the site. As such, implementation of this management recommendation will not result in an adverse effect to the historic site.

3. Remove Excess or Dead Trees and Vegetation Debris

It is allowable to remove dead and/or dying plant material from areas around water features and active use areas (such as pathways). Due to the nature of this particular historic property

Chester Washington Golf Course Management Plan

type, it is anticipated that plants will reach an end to their natural lifecycle and require removal or replacement to ensure health and vigorous plant specimens within the historic site (National Park Service 1992 Section D.2). As proposed, the removal of dead and/or dying plant material will not alter a character-defining feature of a contributing resource. As such, implementation of this management recommendation will not result in an adverse effect to the historic site.

4. Monitor Pond Edges and Water Quality

Monitoring pond edges is recommended to decrease erosion and the associated nutrient and sediment load entering the aquatic ecosystem (National Park Service 1992 Section D.2.B). Bank stabilization options include riprap and/or vegetation. Implementation of this management recommendation will serve to maintain a character-defining feature of these contributing resources. As such, the management recommendation will not result in an adverse effect to the historic site.

5. Sustainable Landscape Maintenance Practices

The landscape could be managed to promote water conservation. Conservation measures can be achieved by replacing specific areas of turf with drought-resistant landscaping and replacing vegetation on site with plants that are native to this local microclimate or are drought-tolerant/low water-use. The loss of areas of turf is allowable because it will not change the function of the course/playability and will serve to maintain remaining areas of turf by distributing irrigation and fertilization, and therefore will not result in an overall loss of character-defining features. To retain the design and feel of the course, all such modifications of the landscaping should be done only under the supervision of an SOI-qualified Historical Landscape Architect.

The irrigation system could be adjusted by evaluating the timing of watering needs, adjusting irrigation heads, using automatic timers as practicable, combining the multiple irrigation controllers into one centrally controlled system, and using mulches to reduce irrigation and conserve water.

Temporary ground disturbance to adjust the irrigation system will not result in a long-term change to the areas within the site that have historically been lawn; irrigation system improvements will result in better management of the lawn, greens, and turf and ensure the proper management of that character-defining feature of the landscape of the site. As such, implementation of this management recommendation will not alter a character-defining feature of a contributing resource nor result in an adverse effect to the site.

It is recommended to employ sustainable landscape maintenance practices, such as a reduction in irrigation, fertilizer applications, and mowing. Change is inherent to golf courses and landscapes, both because of the need to redesign courses from time to time to keep abreast of tastes and advances in golfing technology and because of the nature of vegetation to change.